

PHA 5-Year and Annual Plan -	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011																										
1.0	PHA Information PHA Name: <u>Housing Authority of the City of York</u> PHA Code: <u>PA 022</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2011</u>																											
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1066</u> (+3 off line for provision of services) Number of Housing Choice Vouchers: <u>1452</u> (includes 50 units project based to the Dutch Kitchen and 19 vouchers set aside for Family Unification Program) Number of Mod. Rehab. Vouchers: <u>102, including 45 SRO's</u> (all beyond initial commitment to program) Shelter Plus Care Program I <u>15</u> subsidies; Shelter Plus Care Program II <u>14</u> subsidies Turnkey III Homeownership Program: <u>23</u> units not yet sold. Total = 2672																											
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																											
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																											
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th rowspan="2" style="width: 30%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. <i>YHA included the 10-1-10 THRU 9-30-15 5-YEAR PLAN WITH THE DRAFT 10-1-11 THROUGH 9-30-12 ANNUAL PLAN.</i>																											
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <i>The York Housing Authority aims to provide safe, decent, affordable housing opportunities to people who are eligible, in a manner that promotes self-sufficiency.</i>																											
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan (<u>See Attachment K</u>). <u>Increase the availability of decent, safe, and affordable housing:</u> <ul style="list-style-type: none"> A. Apply for additional rental assistance vouchers, subject to their availability and it being economically feasible: 200, primarily for special needs populations such as but not limited to individuals or families eligible under the Family Unification Program, the disabled, and displaced. B. Retain the level of vouchers currently administered by the YHA, as long as they are funded by HUD. C. Retain public housing occupancy at a level of 97% or better. D. Leverage private and/or public funds and partnerships to create additional housing opportunities in York County, including York City: 100 rentals; 100 homeownership. E. Collaborate with developers of affordable housing where the housing developed will assist applicants on the YHA Public Housing and/or Housing Choice Voucher Wait Lists. F. Assist Creating Opportunities in Neighborhood Environments, Inc. (CONE) in the development of affordable housing. G. Continue to pursue opportunities to expand YHA housing programs to provide transitional housing, housing for the disabled, and affordable assisted living. 																											

Improve the Quality of Assisted Housing:

- A. Maintain quality of public housing management and maintenance: PHAS / REAC scores of 85% or better.
- B. Maintain a Section 8 Management Assessment Program score of 85% or better, which includes indicators related to housing quality standard requirements and assistance with helping voucher holders find HQS compliant housing.
- C. Improve Customer Satisfaction
 - 1. Improve communications with residents and vendors – reply within 48 hours.
 - 2. Expand written materials about programs – Maintain website – Address Language Accessibility Needs.
 - 3. Train staff on the importance of Customer satisfaction.
- D. Concentrate efforts to improve specific management functions
 - 1. Improve efficiencies and maintain/improve technical support.
 - a. Document imaging complete by 9-30-12.
 - b. Accept on-line applications for all programs by 01-01-12.
 - 2. Continue staff training on applicable regulations, management skills, technical skills, maintenance, capital needs.
 - 3. Improve average turnaround time to 20 days for each AMP (Asset Management Project) with a site-based wait list and 25 days for those that do not.
 - 4. Reduce Tenant Accounts Receivable, which includes amount owed after move-out, to a quarterly average of 5% at each AMP.
 - 5. Maintain AMP occupancy at 97% or better.
 - 6. Within restrictions of regulations, increase average monthly rent charged under the public housing program and total tenant payment under the Section 8 program by \$50.
 - 7. As required under all programs the Authority administers, update policies and procedures to comply with regulations and laws.
- E. Renovate or modernize public housing units in accordance with capital needs, subject to availability of funds.
- F. Monitor the need to demolish or dispose of obsolete public housing at Codorus Homes, Parkway Homes, and scattered County sites. Prepare Demolition or Disposition Plans as required and obtain necessary approvals. Apply for funding, if available under the HOPE VI or similar programs to provide alternate housing options. Analyze the need for replacement public housing or vouchers and apply based on the analysis.
- G. Adopt policy and procedures which take into consideration, due to reduction in funding and increased expenses, the overall efficiency of the programs while meeting the needs of the clients we serve.
- H. In management agent capacity, work with owners to improve the quality and energy efficiency of units the Authority manages.

Increase Assisted Housing Choices:

- A. Provide Voucher mobility counseling: Pre-council all voucher holders. Provide additional counseling for those expressing a need. Work with service providers to assist clients.
- B. Conduct outreach efforts to potential voucher landlords: Maintain or increase existing level of landlord participation. Outreach will be targeted to areas of the County where participation is limited.
- C. Increase voucher payment standards, as needed, in accordance with regulations. Monitor annually, at minimum.
- D. Implement the voucher homeownership program in accordance with regulations.
- E. Implement public housing and other homeownership programs. At minimum, twice during the 5 year period, assess the feasibility of converting public housing to homeownership; Re-structure the Turnkey III Homeownership Program – considering current economic climate and needs within the City, collaborating with partners interested in targeting population they serve. Have Homeowner Association operational.
- F. Implement public housing site-based waiting lists, where feasible.
- G. Convert public housing to vouchers, if determined appropriate. (At this time, 5/2010, the average cost to administer a voucher (HAP and administration) is higher than the cost to operate a public housing unit, including the cost of capital improvements.) Analyze at least twice during 5 year plan period.
- H. Collaborate with public and private partners in an effort to increase homeownership in the City and County of York by households with incomes between 35% and 120% of area median income.

5.2	<p><u>Improve Community Quality of Life and Economic Vitality:</u></p> <ul style="list-style-type: none"> A. Implement measures to de-concentrate poverty by leasing to higher income public housing households in developments occupied with primarily lower income households: increase the number of households with incomes above 60% of area median income by 15% over the existing level of developments with 75 or more units. Where possible, increase should be due to increased earnings of existing residents in their efforts to achieve self-sufficiency. B. Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments, if any. C. Implement public housing security improvements: <ul style="list-style-type: none"> 1. Monitor all sites on an ongoing basis for needed physical security improvements. 2. Complete improvements, subject to funding availability. 3. Provide contract police and security service patrols and/or camera monitoring in “at-risk” sites. 4. Improve compliance by residents to not break security breaches. D. Designate portions of developments or buildings for particular resident groups (elderly, persons with disabilities). Review feasibility biennially. E. Apply for rental subsidies, when available and eligible, to control the level of non-elderly disabled in buildings initially constructed for elderly, subject to a HUD approved Elderly Only Designation Plan. F. Collaborate with agencies/service providers to improve the quality of life in all communities within and surrounding our public housing developments. G. As best possible, subject to public housing occupancy being at or above 98.5%, accommodate transfer needs of residents due to household size within 18 months of need. Within the five years, transfer 25 public housing resident households. Transfer an additional 15 due to accommodation needs. <p><u>Promote self-sufficiency and asset development of families and individuals:</u></p> <ul style="list-style-type: none"> A. Increase the number of employed adult leaseholders: increase by 20 public housing leaseholders and 20 Section 8 participants by 9/30/12 and 50 public housing leaseholders and 50 Section 8 participants by 9/30/15. Current number employed part or full-time: PH = 329; Section 8 = 416. B. If financially feasible, continue to administer the Family Self-Sufficiency Program for Section 8 and Public Housing Participants, retaining current level of “slots” for each program and increasing by 5 to 10, if funding permits. C. Provide and/or attract supportive services to improve program participants’ employability, such as, but not limited to assistance with transportation and child care. D. Provide and/or attract supportive services to increase independence for the elderly and/or families with disabilities: Collaborate with local agencies in the provision of services; Collaborate toward the development of an Assisted Living Facility affordable for individuals with low income. <p><u>Ensure Equal Opportunity in Program Delivery:</u></p> <ul style="list-style-type: none"> A. Undertake affirmative measures to ensure access to assisted housing and provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability. B. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. C. Provide Language Assistance throughout program administration.
6.0	<p>PHA Plan Update – Annual Plan for 10-1-11 through 9-30-12</p> <p>(a) Identify all PHA Plan elements that have been or are proposed to be revised by the PHA since its last Annual Plan submission: This update states what the Authority wishes to modify/accomplish in the year 10-1-11 through 9-30-12. See Public Housing Admission and Occupancy Policy and Section 8 Administrative Plan for full detail of existing policies.</p> <p>1. Eligibility, Selection and Admission Policies, Including De-concentration and Wait List Procedures:</p> <ul style="list-style-type: none"> a. <u>Public Housing Program:</u> <ul style="list-style-type: none"> i. Amend Admission and Continued Occupancy Policy as needed to comply with regulations. ii. Except for elderly (62+), give preference for applicants that have successfully completed Prepare Renters Program (PREP) training, if such training exists in York County. Collaborate to bring this training to York area.

- iii. Amend Public Housing Admission and Occupancy Policy to amend transfer policy that will require an occupancy transfer to be made within the AMP the resident lives in, or if no units exist that meet the resident's occupancy need, to the AMP that is geographically closest to the home they live in prior to the transfer.
- iv. Assess the need to remove the residency preference for Northern York County. Implement based on assessment.
- b. Section 8 Program:
 - i. Wait List – The Wait List closed January 14, 2009; purge the list during this fiscal and analyze the need to open the wait list, in accordance with policy.
 - ii. Amend Section 8 Administrative Plan to:
 - 1. Open Wait List and issue voucher to otherwise eligible PH resident who the Authority determines will not be assisted timely in their documented/verified physical accommodation need.
 - 2. Open Wait List for up to 10 elderly or disabled individuals residing in shared living facilities or planning to move into shared living facilities in accordance with federal regulations and YHA policies.
 - iii. Except for elderly (62+), give preference for applicants that have successfully completed Prepare Renters Program (PREP) training, if such training exists in York County. Collaborate to bring this training to York area.
 - iv. Market the availability of Vouchers to elderly/disabled individuals residing in/moving into a shared living facility in accordance with federal regulations and YHA policies.
 - v. Continue to promote Section 8 Homeownership Program.
 - vi. Continue to work on improving communications with clients and landlords; reply within 48 hours.

2. Financial Resources:

- a. Federal Grants – 2011
 - i. Public Housing Operating \$ 2,902,009 (CY2011 Subsidy Submission)
 - ii. Capital Fund Program – 2011 \$ 1,206,057 (estimate at 75% of 2010 Award)
 - iii. Section 8 Program \$ 7,925,119 (CY vouchers and FY Mod Rehab.)
 - iv. Section 8 Family Self-Suff Coordinator \$ 48,576
 - v. Public Housing FSS Coordinator \$ 43,959
- b. Prior Year Funding - unobligated
 - i. Capital Funds 2010 \$ 1,211,318
 - ii. CFRC Competitive Recovery Grant \$ n/a fully obligated
 - iii. ROSS – Service Coordinator 2008 \$ 278,786 (Year 3 of 3 year grant)
 - iv. Shelter Plus Care Program 2007 \$ 412,782 (5 yr. term – began 10/08) – leverages \$663,933
 - v. Shelter Plus Care Program 2008 \$ 492,212 (received 2009)
- c. Public Housing Dwelling Rental Income \$ 3,511,522 (2011 Projected)
- d. Public Housing Non-Dwelling Income \$ 407,920
- e. Non-Federal Sources – Mgmt. of non-PH \$ 111,252
- f. Total \$18,551,512

3. Rent Determination: (See Public Housing Admission and Occupancy Policy and Section 8 Administrative Plan for full details on current procedures for determining rent.)

- a. Public Housing:
 - i. Will stop deducting 5% of earned income from the gross income for purposes of calculating rent - effective January 1, 2012 for new residents and at time of re-examinations or interim adjustments that are effective October 1, 2012 or after.
 - ii. Minimum rent will remain at the maximum permitted by HUD, \$50; A fair Flat Rent is an option to income based rent;
 - iii. Will consider revising rent calculations, in accordance with proposed federal regulations, when finalized. Any discretionary policy changes will be available for public review prior to implementation.

b. Section 8 Program:

- i. Minimum rent will remain at the maximum permitted by HUD, \$50.
- ii. Will consider revising rent calculations, in accordance with proposed federal regulations when finalized.
- iii. Will look closely at how to determine the rent structure for someone who consistently reports income. May base rent on previous 12 month's income vs. projecting forward using actual income at time of evaluation/re-examination.

4. Operation and Management:a. Public Housing:

- i. Expected Turnover - 170 vs. 150 last year. See Wait List information for number by bedroom size.
- ii. Abuse Policy allows the Housing Authority to evict a resident if the cost of abuse to their apartment exceeds \$750 within a 12-month period. Amend the Abuse Policy to include grounds fees in the computation.

b. Section 8 Program:

- i. Expected Turnover – 175 vouchers based on 175 actual during the prior 12 months (compared to 151 last year).
- ii. Add an “inspection module” to the website Landlord Access which will enable the landlords to view inspection results of their units quickly.
- iii. Contract Section 8 Housing Quality Standard Inspections and rent reasonableness for units managed by the Housing Authority, if required.

5. Grievance Procedures:

During the upcoming year, the Public Housing grievance procedures may be amended to improve process while keeping resident rights in place, in accordance with program regulations and Fair Housing policies.

6. Designated Housing for Elderly and Disabled: Same as prior year submission

The YHA continues to strive toward the submission of an application to HUD for Elderly Only Designation at Broad Park Manor (201 of 281 units), Springfield Apartments (50 of 75 units), Stony Brook Manor (69 of 100 units) and The Fairmont (52 of 75 units). The plan remains the same as it was stated in last year's plan; however, the date of proposed submission of the application is postponed to 10/30/11, following the establishment of site-based wait lists. The YHA is working to acquire additional applications from elderly residents and document need for elderly public housing.

7. Community Service and Self-Sufficiency:Services and Programs:

Due to the reduction in HUD funding opportunities, the Authority has had to reduce the services available to the residents we serve. Currently, HUD grant funding covers the cost of four supportive services staff; two for the provision of services, primarily at our elderly sites, and two for the administration of the family self-sufficiency program. The Authority uses funding under the Capital Fund program to cover the cost of additional resident initiative staff. \$25 per unit per year is also available under the public housing operating budget to be directed to resident activities or contracts. The Authority will apply for funding if and when it becomes available. The Authority will work with residents to keep the Computer Resource Centers open and expect that 100 or more adults and children will continue to take advantage of the centers for school work, self-sufficiency initiatives, and “fun”. Staff is actively involved in the local “Weed and Seed” initiatives and has focused on issues related to crime intervention and prevention, focusing on youth.

The Authority will evaluate various social service tools available for the residents we serve and, through partnerships/collaborations, work toward the provision of such services to improve the quality of their lives.

Family Self-Sufficiency (FSS) Programs and Participation: The Authority did receive funding to staff one position to administer the Family Self-Sufficiency Program for the Section 8 Program and one to administer the same program for the Public Housing Program. Of the 25 “voluntary” FSS “slots” under the Public Housing Program, 17 are under contract with public housing participants compared to 20 last year at this time; Of the 40 “mandatory and voluntary” slots under the Section 8 Program, 24 are under contract. 10 of the original 52 mandatory slots remain, compared to 13 last year at this time. In addition, various policies are in place that enhance the economic and social self-sufficiency of assisted families, such as rent determination policies, admission policies, preference for families working or engaging in training or education programs, and the Section 8 Homeownership Program.

The Community Service requirements continue to be administered under the Public Housing Program, in accordance with regulations. If regulations no longer require certain public housing residents to conduct community service, this requirement will be dropped due to the administrative burden.

The YHA has entered into a cooperative agreement with the TANF agency to share information and/or target supportive services. If not done prior to 10-1-11, the YHA will update this agreement in this Plan year.

8. Safety and Crime Prevention:

The Authority has seen an increase in crime and safety concerns in the City public housing sites. Applicants are unwilling to move into City developments due to perceived and/or actual levels of violent and or drug related crime. The Authority currently contracts for above baseline patrol services from the York City Police Dept. The Authority is especially excited about a Neighborhood Police Unit consisting of 3 police officers working full-time in the Parkway Homes area. In addition, security services are purchased for Broad Park Manor and the Jefferson Center. The YHA hopes to install surveillance equipment which can be monitored, working with the Police Dept. and the District Attorney’s office. Coordination with other owners/managers of City property will be pursued. Various grants will be solicited to assist. Employment opportunities for monitoring may be created.

In addition prevention activities will include: environmental design, activities targeted to at-risk youth, adults and/or seniors; regular meetings and coordination with police departments; police testifying in support of eviction cases; and continued agreements for the provision of above baseline law enforcement services, subject to funding availability.

9. Pets:

There have been no changes to the pet policy. However, we will amend the policy to comply with recent regulations defining assistance animal and service animal.

10. Civil Rights Certification:

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. The YHA works with the local jurisdiction to identify any impediments to fair housing choice within programs; will addresses impediments in a reasonable fashion in view of the resources available; and work with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing.

11. Fiscal Year Audit:

The most recent complete annual audit was for FYE 9/30/09. The auditor issued an “Unqualified Opinion”. There was no material weaknesses noted. Major programs audited were the Public Housing Program, Capital Fund Program and Section 8 Program. The FYE 9-30-10 audit will be conducted the week of May 16, 2011. The audit must be submitted to HUD by June 2011.

12. Asset Management:

The YHA continues to work toward Asset Management, with most processes being in place by October 1, 2010. Eight Asset Management Projects (AMPs) are in place, including AMP based budgets, with various levels of management at each AMP. Distribution of inventory is planned once the Parkway Management Office is constructed, which is expected by Spring 2012.

6.0	<p>13. Violence Against Women Act:</p> <p>There have been no changes to policies as they relate to violence against women. We do not plan to change policies as they relate to violence against women.</p> <p>At this time, the YHA does not directly offer activities, services, or programs to child or adult victims. Various resident related activities may from time to time relate to prevention, intervention or treatment. Access York is the local provider that our staff would refer victims to if they see a need for such referral. Referrals may also be made to the local Children and Youth Agency.</p> <p>Victims may obtain a housing preference – The YHA helps victims to obtain housing through the public housing program preference referred to in the Admission and Occupancy Policy – 25% of new admissions, within any fiscal year, for otherwise eligible applicants that are certified as nearing the satisfactory completion of a transitional housing program. In addition, we administer a family unification program whereby applicants who are certified as needing housing to keep the family together by the local Children and Youth Agency will be given preference for 19 rent subsidies (vouchers) and more if a 2009 application for FUP vouchers is approved.</p> <p>In cases where a member of the tenant family is victimized by another member of the household, the victim will be permitted to remain in the home. If a protection from abuse order is issued against the abuser, the abuser will be required to leave the household.</p> <p>Refer to policies regarding eligibility, selection and admissions, community service programs and crime and safety for more related to this subject matter.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The Housing Authority of the City of York's 5-Year and Annual Agency Plan are available for public inspection at the Authority's administration office: 31 S. Broad Street, York; each management office, the Jefferson Resource Center, the Authority's Social Service Department, and the Authority's website: www.yorkhousingauthority.com. An electronic version is also available upon request. Please contact K. Goss at (717) 845-2601, ext. 1125 for access to these documents plus all policies, procedures and access to regulations that regulate the programs administered by the Authority. The website provides viewers the ability to read all items posted in English and other languages.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p><u>Hope VI – Mixed Finance:</u> YHA no longer anticipates the ability to successfully apply for HOPE VI funding in support of plans to renew the neighborhood in and around Codorus Homes, the YHA's oldest rental development (1954). However, the YHA continues to plan for the redevelopment of the area, hoping for mixed-finance, mixed-use development.</p> <p><u>Demolition and/or Disposition:</u> The Authority anticipates the demolition of the 60 units at the Codorus Homes site, initially 28 units closest to the creek, followed by the remaining 32 units. The YHA will work in collaboration with Creating Opportunities in Neighborhood Environments, Inc. (CONE)'s plans to construct suitable tax credit replacement housing to assist in relocation options and obtain money to fund additional housing development on the site where the remaining 32 units are currently located. The Demolition/Disposition Plan will be prepared and submitted prior to 6-30-11.</p> <p>We continue to plan for the de-concentration of poverty and increase off-street parking opportunities at Parkway Homes by the demolition of three buildings with six (6) two/three bedroom units in each building. If available, the Housing Authority will apply for replacement public housing. This Demolition Plan will be submitted by December 30, 2011.</p> <p><u>Conversion of Public Housing:</u> An analysis showed that it is not financially feasible to convert Public Housing units to units assisted under the Section 8 Program at this time.</p>

7.0	<p>Homeownership: The Authority will continue to pursue partnerships for the rehabilitation and sale of Turnkey III Homeownership Homes located at three sites in the City of York. If financially feasible, the Authority will ask HUD to approve:</p> <ul style="list-style-type: none"> (1) permitting the immediate sale of up to 8 of the existing homes owned by the Authority with sales prices established by appraisal completed when redecoration/rehabilitation is complete; (2) converting up to 10 units to public housing as replacement housing for those demolished (see above); and (3) continue to offer the remaining homes under a lease-to-own incentive. <p>In addition, the Authority will (1) work with CONE to create for-sale housing in the Codorus Homes area; and (2) continue to work with YWCA, CONE and others in the acquisition, rehab, and resale of homes in the Olde Towne East neighborhood. As other opportunities arise, the Authority will consider partnerships.</p> <p>Project Based Vouchers: In the past, the Authority proposed to project base vouchers to improve the viability of low income housing development. The Authority added a chapter to its Section 8 Administrative Plan to detail its administration of its Project Based Voucher Program. The Chapter was available for public comment prior to its adoption on Nov. 23, 2010.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><u>See Attachment H.</u></p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><u>See Attachment I.</u></p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><u>See Attachment J. Includes City and County Information. Current wait list information is provided for the Section 8 and Public Housing Programs.</u></p>

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>YHA, as a HIGH Performing Agency, acknowledges a continuing focus on service to families and individuals with incomes at or below 80% of the County median income. Our commitment to a long term strategy to sustain and enhance current facilities remains. Our investment in rehabilitation is planned with regularly scheduled input and review by the residents, including the Resident Advisory Board, and agency staff. Whenever possible, we look for outside funding opportunities, including Energy Service Contracts (ESCO – second phase), for sources of additional revenue to meet our rehabilitation and property improvement goals.</p> <p>We will continue to collaborate with City and County government offices and other housing and service providers toward filling the gap between need and resources, and improving neighborhoods.</p> <p>1. Goals for Addressing Strategies outlined in the 5-Year Plan:</p> <ol style="list-style-type: none"> Apply for 50 additional rental assistance vouchers, subject to availability and documented need; increase by 25 if the 2010 application for FUP vouchers is not approved and a NOFA is published in 2011-12; Retain a Public Housing occupancy level of 97% or better for each Asset Management Project (AMP); Retain a Voucher Lease Up level of 96% or better; Continue to limit the issuance of vouchers to families who “port” to York County to 15% (maximum of 26 of total vouchers issued vs. current percentage of 25%). The 15% shall be distributed throughout the year; monitored quarterly; Leverage private and/or public funds and partnerships to create additional housing opportunities: At minimum, 39 rental units known as Homes at Thackston Park, plus 4 owner-occupied homes on the Thackston Park site and 5 owner-occupied buildings, Phase 2, in the Olde Towne East neighborhood; <u>Collaborate with CONE</u> and other developers toward the creation of additional affordable housing opportunities that will assist applicants on the YHA public housing and Section 8 wait lists; Maintain PHAS, REAC, and SEMAP scores of 80% or better (85% as stated in 5-Year plan if adequately funded); Implement actions in Language Assistance Plan; remove language barriers; Continue progress of document imaging and achieving goal of complete imaging by 9-30-12; Implement on-line applications for all programs by 01-01-12, which requires progress in Plan year; Train staff as needed; Improve average unit turnaround time for developments with site-based wait list to 29 days; and units without site-based wait list to 35 days; Reduce Tenant Accounts Receivable balances for each of the following AMPs to a maximum of 10%: AMP 1, Codorus Homes; AMP 2, Wellington Homes; AMP 3, Parkway Homes; Address the capital needs of property owned and/or managed by the Authority; make improvements in manner that focuses on energy efficiency; Keep focus on the basic administrative purpose and the mission while working to improve financial resources, financial efficiency; See above for plans to demolish or dispose of certain housing that is no longer determined to be a viable resource for residents we serve. These plans must be well underway within this Plan year; apply for funding available to implement plans, including housing vouchers, for housing alternatives; Take actions to create alternatives for the non-elderly disabled who may be impacted by the Elderly Only Designation Plan that will be presented to HUD for approval this Plan year (see above); Collaborate with agencies for the provision of services for all of our customers; Collaborate with one or more agencies to implement the PREP (Prepare Renter’s Program) so that the training can be provided to the YHA’s applicants and YHA can provide a preference for graduates of the training; Conduct outreach to potential voucher landlords; increase landlord participation by 20 in this Plan Year (currently 749 (was 694 in April 2010); Finalize Plans for Turnkey sites, make improvements, lease or sell a minimum of 3 this Plan Year; Transfer minimum of 8 public housing resident households on the transfer list to accommodate household size; Continue to work with voucher holders through the Family Self-Sufficiency Program toward the Section 8 Homeownership Program goal; Purge the Section 8 Wait list during this fiscal and analyze the need to open the wait list, in accordance with policy.
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10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. - See Exhibit K.</p> <p>(b) For Fiscal Year End 9-30-10:</p> <ol style="list-style-type: none"> i. <u>Section 8 Program:</u> <ol style="list-style-type: none"> 1. Amended Section 8 appeal process to ensure client appeals are held in a timely manner 2. Applied for 25 additional FUP vouchers for 'eligible families and youth aging out of foster care' 3. Applied for 50 additional vouchers to assist disabled; however, was not selected in lottery. 4. Accomplished 'High Performer' in SEMAP review with a score of 100%!!! 5. Averaged at least 95% lease up in the voucher program 6. Increased lease-up under Shelter Plus Care Program to eleven (11). 7. Reviewed Section 8 Payment Standards in 2009-10 and decided to continue at 105% of fair market rent for 0, 1, and 2 bedroom units and at 100% of fair market rent for 3+ bedroom units. 8. Continued to actively solicit landlords to take advantage of our HAP direct deposit option, reduced the number of paper checks being printed and mailed from approximately 700 per month to 40 per month. ii. <u>Public Housing Program:</u> 98+% occupancy throughout the year; Achieved HIGH PERFORMER status based on HUD's assessment tool; Unit turnaround time increased to 47 days, still an improvement over 5+ years ago, but an increase since last year; Moved additional accounting and maintenance processes to responsibility of Management vs. Central Admin. or Maintenance (Asset Management); admitted 7 households under the ready for permanent housing preference; retained bilingual employees to address needs of applicants and residents; moved 10 resident households to address accommodation needs; provided accommodations to 59 households; transferred 6 families due to over or under-housed conditions; reduced Tenant Accounts Receivable debt to 5%; able to continue rehabilitation and extraordinary maintenance of our properties, including ARRA funded modifications; unable to meet the goals of designated elderly only housing and demolition of housing at Codorus Homes and Parkway homes due to circumstances unforeseen in 2008-10, but proposes to advance in achieving these goals in this plan year; iii. <u>Supportive Services:</u> Credit scores and the overall economy have limited staff's ability to assist residents with attaining homeownership; Many collaborations continue, and new have been formed, to provide quality of life programming such as, computer resource centers, after-school programming, youth activities, services for the elderly and disabled, mental health services, cultural opportunities, credit/budget counseling, Family Self-Sufficiency Programs creating escrow accounts for participating residents and resulting in 18 families transitioning to homeownership, Wellness Centers for the elderly and families staffed by York College interns at no cost to the Authority or residents, Weed and Seed initiatives, and creation of resident councils iv. <u>General:</u> Increased an already extensive list of collaborations and partnerships to improve neighborhoods and the quality of life of the people who live in them. v. Working with CONE toward the development of the Codorus area – recently submitted an application for Tax Credit funding to develop 39 rental homes; have covered expenses related to development in anticipation of reimbursement; planning for 4 for-sale homes on same site. Planning toward future development on current Codorus Homes site. All require extensive planning. Also worked with CONE and YWCA on development in Olde Towne East neighborhood; acquired 4 properties and planned rehab and resale. vi. Implemented two ARRA grants, one received through a competitive process (work is underway) and one a formula grant (work is complete) and other Capital Fund Grants. See Capital Fund Progress Reports. <p>(c) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <ol style="list-style-type: none"> i. Under the Capital Fund: Any one item or combination of items that exceeds 5% of the annual amount allocated under the Capital Fund ii. Under Strategies or Services: When there is a change to rent or admission policies or organization of the wait list; and, Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities, unless the elimination is as a result of elimination of funding that proposed to or had previously covered the expense of the service/program.
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (k) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) (j) Housing Needs (k) Progress Report on 2005-2010 5 year plan.
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated there under at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

ATTACHMENT A

form HUD-50077 - PHA Certifications of Compliance with PHA Plans and Related Regulations

form HUD-50077-CR - Civil Rights Certification

form HUD-50077-SL - Certification of Consistency with the County of York's Consolidated Plan

form HUD-50077-SL - Certification of Consistency with the City of York's Consolidated Plan

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10 / 1 / 11, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the City of York

PA022


PHA Name

PHA Number/HA Code

 5-Year PHA Plan for Fiscal Years 20 - 20

 X Annual PHA Plan for Fiscal Years 20 11 - 20 12

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Marion Oberdick	Board Chair
Signature	Date
	July 12, 2011

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of the City of York

PA022

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Marion Oberdick

Title

Board Chair

Signature



Date 07/12/2011

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Chris Rafferty the Director of Community Development certify that the Five Year and
Annual PHA Plan of the Housing Authority of the City of York is consistent with the Consolidated Plan of
the County of York _____ prepared pursuant to 24 CFR Part 91.

M. Chris Rafferty 7/8/11

Signed / Dated by Appropriate State or Local Official

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Kevin Schreiber the Director of Economic Development certify that the Five Year and
Annual PHA Plan of the Housing Authority of the City of York is consistent with the Consolidated Plan of
the City of York prepared pursuant to 24 CFR Part 91.

Kevin Schreiber 7-13-11

Signed / Dated by Appropriate State or Local Official

ATTACHMENT B

form HUD-50070 - Certification for a Drug-Free Workplace

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Housing Authority of the City of York

Program/Activity Receiving Federal Grant Funding

Capital Fund - All Public Housing Developments

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Codorus Homes (York, PA 17401); Wellington Homes (York, PA 17403); Parkway Homes (York, PA 17404); Parkway Homes Extended (York, PA 17404); Broad Park Manor (York, PA 17403); Scattered Sites (York, Yoe, Emigsville, Hanover, PA); Wrightsville (Wrightsville, PA 17368) and West Manchester (York, PA 17404); Fairmont (New Cumberland, PA 17070); Springfield Apartments (York, PA 17408); Stony Brook Manor Apartments (York, PA 17402); Glen Rock (Glen Rock, PA 17327); Windsor (Windsor, PA 17366); Fairmont Village (New Cumberland, PA 17070); North Beaver Street (York, PA 17404); Fielding Way (Etters, PA 17319); Ridgefield Ct. (West Manchester Twp. 17408); and Red Lion (Red Lion, PA 17356); all in York County, PA

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Debbie J. Loucks

Title

Executive Director

Signature

X *Debbie J. Loucks*

Date

July 12, 2011

ATTACHMENT C

form HUD-50071 - Certification of Payments to Influence
Federal Transactions

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

Housing Authority of the City of York

Program/Activity Receiving Federal Grant Funding

Capital Fund - All Public Housing Developments

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Debbie J. Loucks

Title

Executive Director

Signature



Date (mm/dd/yyyy)

July 12, 2011

ATTACHMENT D

Standard Form LLL – Disclosure of Lobbying Activities

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency:			7. Federal Program Name/Description: CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$ _____		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u>Debbie J. Loucks</u> Print Name: <u>Debbie J. Loucks</u> Title: <u>Executive Director</u> Telephone No.: <u>717-845-2601 ext. 1127</u> Date: <u>7/12/11</u>		
Federal Use Only:			Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)		

ATTACHMENT E

Standard Form - LLL-A - Disclosure of Lobbying Activities
Continuation Sheet

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: _____ Page _____ of _____

N/A

Attachment F

Resident Advisory Board Comments

The Resident Advisory Board met on the following dates to discuss items that could be considered for inclusion in the draft Agency Plan, and to review the draft Agency Plan: April 13, May 4, and May 18, 2011. The draft was made available for public comment on May 20, 2011. Since then, on June 8 and June 29, 2011 the draft and the attachments were reviewed. On June 29, 2011, the Resident Advisory Board noted their comments on the attached table; and, they signed their names.

The RAB agreed with all but two items in the plan. The Housing Authority currently, at their cost, deducts 5% of a household's earned income from the gross income prior to calculating rent. At one time the deduction was 10% of the earned income. The Housing Authority can no longer afford to provide this optional deduction and therefore plans to remove the deduction. This will be implemented as described in the Agency Plan on page 4 of 12. The second comment was that the RAB believes the Housing Authority should reduce the security deposit for dogs as it does for cats during certain times when the number of cats at the local shelters are extremely high. This will be considered; however, the Housing Authority wishes to share that the potential for damage from dogs has been higher than that of cats, which is a consideration when determining if there should be a temporary reduction in the deposit requirements.

The RAB comments did not result in a change to the draft Agency Plan. Their comments prior to, during, and since the plan has been finalized are greatly appreciated.

RAB COMMENTS to Agency Plan

Annual Plan	Page	Comment No - Yes		Comments:
Eligibility, Selection and Admission Policies:				
a. Public Housing:				
ii. Except for elderly, give preference for applicants that have successfully completed the Prepare Renters Program if training exists in York County.	4 of 12		✓	It would be good ideal to have it in York Co.
iii. Change transfer policy that will require an occupancy transfer to be made within AMP the resident lives in, or if no unit size in that AMP to fit need, the AMP that is geographically closest. <i>Asset management Property</i>	4 of 12		✓	okay
iv. Assess need to remove residency preference for Northern York County.	4 of 12		✓	okay
b. Section 8				
ii. Open wait list and issue voucher to otherwise eligible PH resident who the Authority determines will not be assisted timely in their documented/verified physical accommodation need.	4 of 12		✓	Good ideal
ii. Open wait list for up to 10 individuals residing in assisted living facilities or planning to move into assisted living facility.	4 or 12		✓	Very good ideal

Now
We know

ok

Financial Resources	4 of 12			
Rent Determination				<i>We do not agree with</i>
a. Public Housing - Stop deducting the 5% of earned income effective 1/1/12 for new residents and at time of re-exams or interim adjustments effective 10/1/12 or after (note - the deduction was eaten by YHA; can no longer fund this reduction.	4 of 12	✓		
Operations and Management				
a. Public Housing - include grounds fees in with abuse \$ calculation	5	✓		<i>For residents to be responsible for any damages done.</i>
b. Section 8 - Add inspection module to website, allows Landlords to see the inspection results immediately	5		✓	<i>Gives landlords quicker access to reports.</i>
Designated Elderly - same as prior year submission	5		✓	
Community Service-Self-Sufficiency - Continue Family Self-Sufficiency Programs for Public Housing and Section 8	6		✓	
Safety and Crime Prevention	6		✓	
Pet Policy - no change from prior years	6	✓		<i>To consider for dogs as well as cats for lower fees to adopte.</i>
Civil Rights - no change from prior years	6		✓	
Fiscal Year Audit - Final Agency Plan may include that the 9-30-10 audit was completed - No findings.	6	X		
Asset Management - States current status	6	X		
Hope VI, Dev. Demo. Disposition, Conversion of PH,	8		✓	

Homeownership Programs, and Project based vouchers <ul style="list-style-type: none"> • Hope VI not seen as viable for YHA • Demolition at Codorus - 28 units • Conversion of Public Housing to Section 8 - not feasible at this time • Homeownership - Options for Turnkey 	8		✓	
Capital Improvements - See charts Craig Zumbrun shared on June 8 th . If wish to comment, suggest it be limited to Annual Statement because the 2 nd - 5 th year plans can change next year. Could report on progress report to.			✓	
Housing Needs - <u>Exhibit J</u>			✓	
Strategies for addressing needs	9		✓	
Other - <u>Exhibit K</u> - Progress made under previous 5 year plan - 10/1/2005 - 9/30/2010			✓	

Marganta Garcia 6/29/11

Debra K. Walton 6/29/11

Regina Mach 6/29/11

Cheryl Roberts 6/29/11

Margaret L. Jones 6/29/11

Charlene Kelley 6/29/11

Darionita Y. Burt 6/29/11

Attachment G

Challenged Elements

Other than the comments received from the Resident Advisory Board (RAB), which are not challenged elements, the Housing Authority did not receive any written comments challenging the draft Agency Plan.

During the public meeting held prior to the preparation of the draft, there was discussion on the public housing criminal activity policy. That policy was amended June 28, 2011 to allow certain applicants a right to be housed if they committed a crime more than 10 years prior to their application being considered. During that meeting, attendees also agreed that an applicant successfully completing renter (PREP) training should benefit the resident and the landlords (including the Housing Authority under the public housing program).

Concern remains over the high number of applicants under the Section 8 and Public Housing Programs and the difficulty in creating housing that is safe, decent and affordable for this population, the majority of which are extremely low income households.

In addition, it is a challenge to address the capital needs of our Housing Authority due to the insufficient amount of Capital Funds available to us. The majority of the funding we receive is directed to take care of emergency and urgent needs, leaving very little to take care of planned replacement of inefficient, outdated systems.

ATTACHMENT H

form HUD-50075.1 – 2011 Capital Fund Program Original Annual Statement

form HUD-50075.1 – 2007 Capital Fund Program Revised Annual Statement/Performance and Evaluation Report

form HUD-50075.1 – 2008 Capital Fund Program Revised Annual Statement/Performance and Evaluation Report

form HUD-50075.1 – 2009 Capital Fund Program ARRA Revised Annual Statement/Performance and Evaluation Report

form HUD-50075.1 – 2010 Capital Fund Program Original Annual Statement/Performance and Evaluation Report

form HUD-50075.1 – 2009 Capital Fund Program Competitive ARRA Final Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Part I: Summary					
PHA Name: York Housing Authority (PA022)		Grant Type and Number Capital Fund Program Grant No: CFP PA26P02250111 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations (may not exceed 20% of line 21) ³	0			
3	1408 Management Improvements	172,875			
4	1410 Administration (may not exceed 10% of line 21)	120,605			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	60,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	29,000			
10	1460 Dwelling Structures	455,000			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Non-dwelling Structures	0			
13	1475 Non-dwelling Equipment	85,000			
14	1485 Demolition	210,500			
15	1492 Moving to Work Demonstration	0			
16	1495.1 Relocation Costs	30,000			
17	1499 Development Activities ⁴	0			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: York Housing Authority (PA022)	Grant Type and Number Capital Fund Program Grant No: CFP PA26P02250111 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2011 FFY of Grant Approval:			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0			
19	1502 Contingency (may not exceed 8% of line 20)	43,077			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,206,057			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Activities	10,000			
23	Amount of line 20 Related to Security - Soft Costs	92,000			
24	Amount of line 20 Related to Security - Hard Costs	20,000			
25	Amount of line 20 Related to Energy Conservation Measures	0			
Signature of Executive Director		Date	Signature of Public Housing Director		Date

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Part II: Supporting Pages								
PHA Name: York Housing Authority (PA022)		Grant Type and Number Capital Fund Program Grant No: CFP PA26P02250111 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP#PA022000001 Codorus Homes								
	Relocation for 6 families (est)	1495	6 Units	30,000				
	Demolition of 12 units and disconnect utilities (est) (6 units occupied)	1485	12 Units	100,000				
	Re-grade, topsoil & reseed demo site (est)	1485	67,200 SF	110,500				
AMP#PA022000002 Wellington Homes								
	New facades, including upgraded electrical (est)	1460	8 Units, 2 Bldgs.	280,000				
	Site improvements for facades (est)	1450	2 Bldgs	19,000				
AMP#PA022000003 Parkway Homes								
	Security Cameras for Office (est)	1475	6 Cameras	20,000				
	Sidewalk Repairs (est)- REAC	1450	1,125 SF	10,000				

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: York Housing Authority (PA022)		Grant Type and Number Capital Fund Program Grant No: CFP PA026P02250111 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP#PA022000004 Broad Park Manor								
	Add smoke alarms per HUD (est)	1460	94 Units	81,500				
	Replace lobby carpet with Fritztile (3 bldgs)(est)	1460	400 SF	31,500				
AMP#PA022000006 The Fairmont								
	Replace carpet in hallways – 4 floors (est)	1460	2,600 SF	52,000				

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: York Housing Authority (PA022)		Grant Type and Number Capital Fund Program Grant No: CFP PA2602250111 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP#PA022000001, 2, 3, & 4	Police Service contract with York City Police Dept.: Neighborhood Police Unit at AMP 3; OT detail AMP 1, 2.	1408	Amp 1 Amp 2 Amp 3	2,000 2,000 48,000				
AMP#PA022000003	Security Services – At Jefferson Center – Contract for security detail- at building entrance and surrounding the building.	1408	Est. 1/2 of cost	10,000				
AMP#PA022000004	AMP#PA022000004 - Security Services – At BPM – Contract for security detail – walking through buildings and site.	1408	Est. 1/2 of cost	30,000				
AMP#PA022000001, 2, 3, 4, 5, 6, 7, & 8	Contract for Pre-REAC Inspections - Exterior, common areas (non-unit spaces). Inspect at All Amps	1408	AMP #1 AMP#2 AMP#3 AMP#4 AMP#5 AMP#6 AMP#7 AMP#8	1,000 1,500 1,500 1,000 800 800 600 600				
	HA WIDE							
AMP#PA022009999 COCC	Computer Software – Update obsolete Software licenses	1408	1 software	2,000				

AMP#PA022009999 COCC	Resident Initiatives and Quality of Life Programs – Staffing costs associated with administering resident programming that are not covered by ROSS/FSS grants; self-sufficiency activities not covered by ROSS/FSS that enable residents to progress in self-sufficiency such as GED programs, Computer Literacy and resume writing, and ESL training	1408 1408	Staffing Programming	59,075 3,000				
AMP#PA022009999 COCC	Employee Training – (Various: Supervisory, Management, HR, and Computer)	1408	2 Sessions	3,000				
AMP#PA022009999 COCC	Budget Counseling – HA wide – Contract for the provision of weekly budget counseling services for public housing residents.	1408	1 Subcontract	2,000				
AMP#PA022009999 COCC	Fraud Investigator for Public Housing sites. Estimate for 1 year's worth of services.	1408	(will also use recovered /saved funds)	4,000				
AMP#PA022009999 COCC	Administration costs associated with administration of this Capital Fund	1410		120,605				
AMP#PA022009999 COCC	ADA Accommodation	1460	Charge to AMPs as individual accommodations are identified	10,000				
AMP#PA022009999 COCC	Computer Hardware Equipment – Replace Obsolete Equipment at Central Admin. Office that services Public Housing Program – Management. IMR Document Backfile/Current File Scanning (PH/Admin/Maint.)	1475		55,000				
AMP#PA022009999 COCC	Equipment needed to access FBI records for use in screening PH applications.	1475		10,000				

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² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: York Housing Authority (PA022)					Federal FFY of Grant: 2011
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP # PA022000001					DATES ARE SPECIFIED BY HUD ON AWARD ANNOUNCEMENT
AMP # PA022000002					
AMP # PA022000003					
AMP # PA022000004					
AMP # PA022000005					
AMP # PA022000006					
AMP # PA022000007					
AMP # PA022000008					
AMP # PA022000009					
AMP # PA022009999					

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26PO22501-07 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	236,500	236,500	236,500	232,840
4	1410 Administration (may not exceed 10% of line 21)	156,300	146,638	146,638	146,638
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	65,000	86,044	86,044	86,044
8	1440 Site Acquisition				
9	1450 Site Improvement	87,400	154,249	154,249	154,249
10	1460 Dwelling Structures	829,115	798,587	798,587	798,587
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	46,000	41,000	35,600	35,600
13	1475 Non-dwelling Equipment	10,000	10,000	10,000	8,765
14	1485 Demolition	80,000	0	0	0
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	24,000	0	0	0
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: York Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26PO22501-07 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2007 FFY of Grant Approval:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31 2011 <input type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	29,111	29,111	11,159	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,563,426	1,466,383	1,466,383	1,462,723
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	65,000	79,612	79,612	79,612
23	Amount of line 20 Related to Security - Soft Costs	110,000	110,000	110,000	110,000
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	161,000	161,000	0	0
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

*Significant amendment is considered 5% of Annual Grant Amount

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Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: York Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26PO22501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP # PA022000001								
Codorus Homes	Repair Soffit & fascia 4 bldgs (est)	1460	8,800 LF	26,800	65,000	65,000	65,000	Complete
	Re point brick as needed (est)	1460	1,000 LF	10,000	10,000	0	0	Not being done
	Re roof rear porch 48 units (est)	1460	1,440 SF	10,000	10,000	0	0	Not being done
	New roof & Sheathing 1 bldg (est) Emergency	1460	4,288 SF	0	28,360	28,360	28,360	Complete
Codorus Homes Ext.	Replace bathtub drain lines w/ straight drain line 12 units (est)	1460	12 bathrooms	12,000	15,400	15,400	15,400	Complete
	Re point brick as needed (est)	1460	500 LF	5,000	0	0	0	Not being done
	Re roof rear porch 12 units (est)	1460	1,008 SF	5,000	0	0	0	Not being done
AMP # PA022000002								
Wellington Homes	**Upgrade smoke alarms in 72 units per HUD (est)	1460	326 each	56,440	116,525	116,525	116,525	Complete
	Power wash Scattered sites (est)	1460	8 bldgs	5,600	0	0	0	Done by Maint.
AMP # PA022000003								
Parkway Homes	New Facades (est)	1460	2 bldgs	200,000	0	0	0	Moved to 50108
	Site Improvements (est)	1450	260 LF	40,000	0	0	0	Moved to 50108
	Re point brick as needed (est)	1460	2500 LF	25,000	0	0	0	Not being done
	Demo 2 buildings 12 units (est)	1485	2 bldgs	80,000	0	0	0	Moved to CFP
	Add Parking lot, 2 Lights, 500 LF sidewalk (est)	1450	5,000 SF	35,000	0	0	0	50114
	Relocation Cost (est)	1495.1	12 units	24,000	0	0	0	Move to CFP 50114
Parkway Homes Ext.	Re-point brick as needed 1,500 LF (est)	1460	1,500 LF	15,000	15,000	0	0	Incomplete
	Remove oversized shrubs & replace (est)	1450	200 plants	5,000	4,001	4,001	4,001	Complete
AMP # PA022000004								
Broad Park Manor	New Mailboxes in lobby 3 bldgs (est)	1460	3 bldg	18,000	53,400	53,400	53,400	Complete
	Remove wallpaper at Elevator jambs & paint 27 areas in 3 bldgs (est)	1460	8,640 SF	5,400	6,000	6,000	6,000	Complete
	Paint hallways 9 floors 3 bldgs (est)	1460	11,178 SF	28,000	0	0	0	Not needed
	Replace floor tile 1 st floor in 3 bldgs (est)	1460	480 SF	6,750	5,100	5,100	5,100	Complete

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² To be completed for the Performance and Evaluation Report. ***Included heat detectors/load center

Part II: Supporting Pages								
PHA Name: York Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26PO22501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP # PA022000004 Continued								
White Rose Senior Center	Replace Store Front entry doors 2 sets (est)	1470	2 sets	5,000	0	0	0	Done by ESCO
Parkway Home Ext.	Re-point brick as needed 1,500 LF (est) Remove oversized shrubs & replace (est)	1460 1450	1,500 LF 200 plants	15,000 5,000	15,000 5,000	0 8,003	0 8,003	Incomplete Complete
HACY Office 31 S. Broad St.	Replace AC's 3, 5, 7.5 ton (est)	1470	4 AC's	41,000	41,000	35,600	35,446	Complete
AMP # PA022000005								
Scattered Sites (York County)	19 W. Penn St. conc. replace 10 steps (est) 6 N. Main St, Conc. replace steps (est) Power wash scattered sites (est)	1460 1460 1460	1 set steps 1 set steps 12 bldgs	1,500 1,000 8,400	12,131 1,000 0	12,131 0 0	12,131 0 0	Complete Incomplete Done by Maint.
Wrightsville/W. Manchester	Replace windows in 20 units (est)	1460	140 windows	120,000	233,556	233,556	233,556	Complete
AMP # PA022000006								
The Fairmont	New Roof 1 bldg (est) Tub liners w/surrounds 68 units (est)	1460 1460	11,400 SF 68 tubs	60,000 32,250	89,835	89,835 0	89,835 0	Complete Not being done
Fairmont Village	Tub liners w/surrounds 25 units (est) Replace closet, laundry & furnace doors w/ metal bi-fold doors 25 units (est)	1460 1460	25 tub liners 50 sets of doors	11,750 22,500	40,079 15,000	40,079 15,000	40,079 15,000	Complete Complete
Fielding Way	Replace interior door w/metal bi-fold and/r luan doors 15 units (est)	1460	25 sets of doors	11,375	0	0	0	Not being done
AMP # PA022000007								
Springfield Apts.	Replace sidewalk along Kenneth Rd. (est) New Range Hoods 75 units (est) Replace floor tiles in bathroom 75 units (est)	1450 1460 1460	1,250 SF 75 Hoods 3,750 SF	2,400 16,350 50,000	20,804 7,748 10,748	20,804 7,748 10,748	20,804 7,748 10,748	Complete Complete Complete
AMP # PA022000008								
Stony Brook Manor	New Landscaping, 200 plants, mulch,	1450	200 plants	5,000	13,034	13,034	13,034	Complete

	grade & reseed (est)							
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² To be completed for the Performance and Evaluation Report.

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	HA-WIDE							
AMP # PA022009999 COCC	Computer Software Upgrades – Microsoft, Acrobat and other software/licensing upgrades to improve efficiency for PH staff.	1408		10,000	14,500	14,500	10,840	Ongoing
AMP # PA022000001, 2, 3, & 4	Community Policing contract with the York City Police Dept. for the provisions of community police services. 1-2 full-time officers	1408		68,000	68,000	68,000	68,000	Complete
AMP # PA022000003 & 4	Security Services – At AMP 3 BPM – Contract for security detail- walking through buildings and site; At AMP 3 – Jefferson Center – Contract for security detail at building entrance and surrounding the building.	1408		42,000	42,000	42,000	42,000	Complete
AMP # PA022009999 COCC	Home Skills Services – Contract for the provisions of home skills (housekeeping) training for applicants and residents.	1408		4,500	4,500	4,500	0	Ongoing
AMP # PA022009999 COCC	Resident Initiatives and Quality of life Programs-Salary and benefit costs related to staff working with resident programming beyond ROSS/FSS programming. ***	1408		94,000	94,000	94,000	94,000	Complete
AMP # PA022009999 COCC	Budget Counseling – HA wide – Contract for the provision of weekly budget counseling services for public housing residents.	1408		5,500	5,500	5,500	5,500	Complete
AMP # PA022009999 COCC	Employee Training (various-PHM, REAC, Computer, New Regulations, Maintenance)	1408		12,500	12,500	12,500	12,500	Complete
AMP # PA022009999 COCC	Administration costs associated with administration of this Capital Fund	1410		156,300	146,638	146,638	146,638	Complete
AMP#PA022009999	Fees & Costs – Architectural/Engineer,	1430		65,000	65,000	86,043	86,044	Complete

COCC	advertisements etc. for this Capital Fund							
AMP # PA022009999 COCC	ADA Accommodations – as per HUD Report. The assessment report was not quantities i.e. lower mailboxes or renumbering, relocate existing items etc., funding for the report are in CFP 50105, 50106 & 50107	1460 1450		65,000 Incl. above	65,000 Incl. above	54,000	65,000	Complete
AMP# PA022000005	Replace/repair sidewalks, steps, porches per REAC at 35 W. Main, Windsor (est)	1450 1460	1,551 SF Flooring, joist/ 15 Posts	0	23,259 Incl. above	19,604 0	19,604 0	Complete
AMP # PA022009999 COCC	Computer Equipment	1475	10	10,000	10,000	10,000	8,765	Ongoing

*** For detail. See Attachment E to Agency Plan

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: York Housing Authority				Federal FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP # PA022000001	7/9 Rev 9/12/09		7/11 Rev 9/12/11		
AMP # PA022000002	7/9 Rev 9/12/09		7/11 Rev 9/12/11		
AMP # PA022000003	7/9 Rev 9/12/09		7/11 Rev 9/12/11		
AMP # PA022000004	7/9 Rev 9/12/09		7/11 Rev 9/12/11		
AMP # PA022000005	7/9 Rev 9/12/09		7/11 Rev 9/12/11		
AMP # PA022000006	7/9 Rev 9/12/09		7/11 Rev 9/12/11		
AMP # PA022000007	7/9 Rev 9/12/09		7/11 Rev 9/12/11		
AMP # PA022000008	7/9 Rev 9/12/09		7/11 Rev 9/12/11		
AMP # PA022009999	7/9 Rev 9/12/09		7/11 Rev 9/12/11		

*Significant amendment is considered 5% of Annual Grant Amount

Revised August 28, 2007

Revised October 19, 2007

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26PO22501-08 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	245,500	,	245,500	187,255
4	1410 Administration (may not exceed 10% of line 21)	159,380		159,380	159,380
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	**110,000		110,000	78,841
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000		20,000	0
10	1460 Dwelling Structures	740,380	743,788	743,788	743,165
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	250,000		250,000	0
13	1475 Non-dwelling Equipment	20,000	61,000	61,000	19,950
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	48,541		48,541	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,593,801		1,593,801	1,188,590
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	10,000		10,000	9,377
23	Amount of line 20 Related to Security - Soft Costs	***92,000		92,000	92,000
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	403,900			
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

*Significant amendment is considered 5% of Annual Grant Amount
 ***soft costs corrected to reflect all 1408 security items

** \$30,000 for Engineer Study to improve HVAC, Electrical, Lighting and Plumbing.

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: York Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26PO22501-08 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP # PA022000001								
Codorus Homes Ext.	Replace Front & Rear Storm Doors (est) OR funds toward Revitalization efforts under Hope VI	1460	24 each	11,200		0	0	Not being done. Moved to 2012
AMP # PA022000002								
Wellington Homes	Replace Windows per REAC – 72 Units (estimate)	1460	740 Windows	259,000	437,494	437,494	437,494	Complete
AMP # PA022000003								
Parkway Homes	Replace washer drains/add clean-out est. New Façade est. Site Improvement for Façade est. New Management Office (estimate) Site Improvements for New Management Office (estimate)	1460 1460 1450 1470 1450	60 end units 1 bldg 130 LF 2,500 SF 10,000 SF	100,000 125,000 10,000 250,000 10,000	 20,000	0 0 0 250,000 20,000	0 0 0 0 0	Moved to 50114 Moved to 50109 Moved to 50109 Contract Issued Permits Pending (mgmt office work continues in 2009)
Parkway Homes Ext.	Replace Front & rear storm doors (est) Additional Smoke Alarms per HUD (est)	1460 1460	132 each 66 units	53,605 50,490	71,140 101,000	71,140 101,000	71,140 101,000	Complete Complete
AMP # PA022000004								
Parkway Home Ext.	Replace Front & rear storm doors (est) Additional Smoke Alarms per HUD (est)	1460 1460	32 each 16 units	12,995 12,190	Included above	Included above	Included above	Complete Complete
AMP # PA022000005								
Wrightsville/W. Manchester	Replace sheds – 800 SF (estimate) Replace Patios – 2880 SF (estimate) Replace Bath vinyl floor with VCT – 20	1460 1460 1460	20 sheds 20 Patios 1,800 SF	20,000 48,000 10,000	 9,000	0 0 9,000	0 0 9,000	Moved to 50107 Moved to 50107 Complete

	units (estimate)							
AMP # PA022000006								
The Fairmont	Extend Generator Exhaust Stack to roof line (estimate)	1460	1 stack	8,000	4,185	4,185	4,185	Complete
AMP # PA022000007								
Springfield Apts.	Replace Roof (estimate)	1460	16,100 SF	144,900	107,453	107,453	107,453	Complete

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26PO22501-08 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	HA-WIDE			Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP#PA022000001 AMP#PA022000002 AMP#PA022000003 AMP#PA022000004	Police Service contract with York City Police Dept. for the provision of community police services. 1-2 full-time officers	1408		50,000		50,000	50,000	Complete
AMP#PA022000003	Security Services – At Jefferson Center – Contract for security detail at building entrance and surrounding the building.	1408		32,000		32,000	32,000	Complete
AMP#PA022000004	Security Services – At BPM – Contract for security detail – walking through buildings and site.	1408		10,000		10,000	10,000	Complete
AMP#PA022009999 COCC	Computer Software – Document Imaging System	1408		61,000		61,000	28,353	Ongoing Pulled from ARRA09
AMP#PA022009999 COCC	Resident Initiatives and Quality of Life Programs – Staffing costs associated with administering resident programming that are not covered by ROSS/FSS grants.***	1408		57,500		57,500	57,500	Complete
AMP#PA022009999 COCC	Employee Training – for Computer	1408		7,000		7,000	1,078	Ongoing
AMP#PA022009999 COCC	Employee Training- (Various: Supervisory, Management)	1408		18,000		18,000	7,765	Ongoing
AMP#PA022009999	Budget Counseling–HA wide–Contract	1408		10,000		10,000	559	Ongoing

COCC	for the provision of weekly budget counseling services for PH residents.							
AMP#PA022009999 COCC	Administration costs associated with Administration of this Capital Fund	1410		159,380		159,380	159,380	Complete
AMP#PA022009999 COCC	Fees & Costs – Architectural/Engineer, advertisements etc. for this Capital Fund	1430		110,000		110,000	78,841	Ongoing
AMP#PA022009999 COCC	ADA Accommodation	1460	10	10,000		10,000	9,377	Ongoing
AMP#PA022009999 COCC	Computer Hardware Equipment & Document Imaging System	1475	10 + 1 doc. Sys.	20,000		20,000	19,950	Ongoing Pulled from ARRA09

*** For more detail, see Attachment E to Agency Plan

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: York Housing authority				Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP # PA022000001	6/12/2010		6/12/2012		
AMP # PA022000002	6/12/2010		6/12/2012		
AMP # PA022000003	6/12/2010		6/12/2012		
AMP # PA022000004	6/12/2010		6/12/2012		
AMP # PA022000005	6/12/2010		6/12/2012		
AMP # PA022000006	6/12/2010		6/12/2012		
AMP # PA022000007	6/12/2010		6/12/2012		
AMP #PA022009999	6/12/2010		6/12/2012		

*Significant amendment is considered 5% of Annual Grant Amount
Revised 6.19.09

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of York		Grant Type and Number Replacement Housing Factor Grant No: Date of CFFP:			Capital Fund Program Grant No: PA26P02250109
					FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	233,000	233,000	209,000	152,380
4	1410 Administration (may not exceed 10% of line 21)	159,380	159,380	159,380	159,174
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	128,000	128,000	94,483
8	1440 Site Acquisition				
9	1450 Site Improvement	60,000	90,000	30,000	0
10	1460 Dwelling Structures	716,288	460,760	90,971	90,971
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	350,000	465,000	465,000	0
13	1475 Non-dwelling Equipment	12,500	12,500	12,500	8,513
14	1485 Demolition	48,016	48,016	48,016	2,000
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: PA26P02250109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	14,617	55,625	1,935	1,935
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,593,801	1,652,281	1,142,867	507,521
21	Amount of line 20 Related to LBP Activities	0	0		
22	Amount of line 20 Related to Section 504 Activities	10,0000	10,000	6,825	6,825
23	Amount of line 20 Related to Security - Soft Costs	167,000	167,000	167,000	142,680
24	Amount of line 20 Related to Security - Hard Costs	0	0		
25	Amount of line 20 Related to Energy Conservation Measures	0	0		
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of York			Grant Type and Number Capital Fund Program Grant No: PA26P02250109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP # PA022000001								
Codorus Homes	Replace domestic hot water lines(est.)	1460	20 units	12,500	0	0	0	Not being done in this CFP. Moved to 2012
	Remove asbestos (est.)	1460	20 units	80,000	0	0	0	
	Replace tub drains w/straight drain line (est.) OR funds toward Revitalization efforts under Hope VI	1460	20 units	20,000	0	0	0	
AMP # PA022000002								
Wellington Homes	New facades (est.)	1460	14 units-2 bldgs	0	0	0	0	Moved to ARRA 2009- Complete Moved to ARRA 2009 - Complete Moved to ARRA 2009-Complete
	Site improvements for facades (est.)	1450	3750 LF	0	0	0	0	
	Underground Pipe Replacement-Heating hot water supply & return (two 2 ½")and Domestic hot water supply & return (1- 1" and 1- ½")- 4 buildings (est.)	1460	75 LF of ea. Pipe per Bldg.	0	0	0	0	
Scattered Sites (York City)	30-32 N. Hartley – Rebuild retaining wall, patio & fence.(est.)	1450	50 LF fence & wall, 144 SF Patio	0	0	0	0	Moved to ARRA 2009 - Complete
AMP # PA022000003								
Parkway Homes	New Management Office (est)	1470	3500 SF	350,000	465,000	465,000		Contract Issued Permits Pending
	Site Improvements for New Office (est)	1450	10,000 SF	30,000	30,000	30,000		

	Demolition of Old Parkway Office e (est.)	1485	3,600 SF	48,016		48,016		Contract Issued
	Upgrade panels to 150 amps & Hard wire Smoke Alarms per HUD (est.)	1460	85 units	204,000	105,054			Contract Pending
	New Façade	1460	1 Bldg	0	125,000			Contract & Permits Pending
	Site Improvement for Façade (est.)	1450	130 LF	0	10,000			
Parkway Homes Ext.	Add/replace 50 windows to meet egress in bedrooms with one window (est.)	1460	68 units	50,000	0	0	0	Moved to 2014 Existing windows comply with City of York fire code
	Replace front and rear porches on affected units(est.)	1460	68 units	100,000	80,000			Contract Pending
AMP # PA022000004								
Parkway Home Ext. (Cottages)	Replace front and rear porches on affected units(est.)	1460	16 units	23,000	23,000			Contract Pending
	Roof repairs (est.) on affected units	1460	16 units	0	60,000			Contract Pending
AMP # PA022000005								
Glen Rock/Windsor	Finish Repointing stone – 135, 137, 139 Hanover St, Glen Rock (est)	1460	2,468 LF	25,000	20,000			Ongoing
	25 Church Street emerg. roof repair (est.)	1460	1 unit	0	5,000	4,242	4,242	Complete
AMP # PA022000006								
Fielding Way	Additional Retaining Wall w/drainage pipe (est.)	1450	150 LF	30,000	50,000			Contract Pending
AMP # PA022000009								
Cottage Place	Replace exterior doors & flooring as needed (est.)	1460	6 units	8,532				Under Design
Eastwood Terrace	Replace exterior door, patio doors & flooring as needed (est.)	1460	17 units	24,174				Under Design

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of York			Grant Type and Number Capital Fund Program Grant No: PA26P02250109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	HA-WIDE							
AMP#PA022000001, 2 & 3	Police Service contract with York City Police Dept. for the provision of community police services. 1-2 full- time officers. (est.)	1408	Amp 1 Amp 2 Amp 3	15,000 15,000 50,000		15,000 15,000 50,000	15,000 15,000 50,000	Complete
AMP#PA022000003	Security Services (est.)	1408	½ of cost	23,750		23,750	11,189	Ongoing
AMP#PA022000004	Security Services (est.)	1408	2/3 of cost	63,250		63,250	51,491	Ongoing
AMP#PA022000004	Market Broad Park Manor site – Produce Marketing Materials and advertise	1408		9,500				Ongoing
AMP#PA022009999 COCC	Computer Software – Microsoft Licenses and/or Document Imaging software (est.)	1408	20 Licenses & /or software	9,500		9,500		Ongoing
AMP#PA022009999 COCC	Resident Initiatives and Quality of Life Programs – Staffing costs associated with administering resident programming that are not covered by ROSS/FSS grants; Self-sufficiency activities not covered by ROSS/FSS that enable residents to progress in self-sufficiency such as GED programs, Computer Literacy and resume writing, and ESL training. (est.)	1408	Staffing (funds remain in prior years)	10,000		10,000	6,738	Ongoing
			Programming	12,000		12,000	2,287	Ongoing

AMP#PA022009999 COCC	Employee Training – (Various: Supervisory, Management, ESCO, HR and Computer. (funds remain in prior years) (est.)	1408		7,500	7,500	7,500		Ongoing
AMP#PA022009999 COCC	Budget counseling – HA WIDE (funds remain in prior years) (est.)	1408		3,000	3,000	3,000		Ongoing
AMP#PA022009999 COCC	Fraud Investigator for Public Housing Sites. Estimate for 1 year's worth of services.	1408	1 year	9,500				Ongoing
AMP#PA022009999 COCC	Translation Services – Translate Documents – English to Spanish – Hourly rate - \$25.00 hr (est.)	1408	200 hours	5,000				Ongoing
AMP#PA022009999 COCC	Administration costs associated with administration of this Capital Fund (est.)	1410		159,380		159,380	159,174	Ongoing
AMP#PA022009999 COCC	Computer Hardware Equipment- Computer Server plus replace various hardware that is obsolete and/or Document imaging hardware (est.)	1475	1 server + 10 various hardware	12,500		12,500	8,513	Ongoing
AMP#PA022009999 COCC	ADA Accommodation (est.)	1460	10 – Charge to AMPS as individual accommodations are identified	10,000		6,825	6,825	Ongoing

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of York				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP # PA022000001	6/12/2011		6/12/2013		
AMP # PA022000002	6/12/2011		6/12/2013		
AMP # PA022000003	6/12/2011		6/12/2013		
AMP # PA022000004	6/12/2011		6/12/2013		
AMP # PA022000005	6/12/2011		6/12/2013		
AMP # PA022000006	6/12/2011		6/12/2013		
AMP # PA022000007	6/12/2011		6/12/2013		
AMP # PA022000008	6/12/2011		6/12/2013		
AMP # PA022000009	6/12/2011		6/12/2013		
AMP # PA022009999	6/12/2011		6/12/2013		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary					
PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: PA26PO2250110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 501-10 03/31/2011
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement () <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	230,500		175,100	26,636
4	1410 Administration (may not exceed 10% of line 21)	160,807		160,807	80,404
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000			
10	1460 Dwelling Structures	91,769			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	975,000		60,851	
13	1475 Non-dwelling Equipment	40,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: PA26PO2250110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval: 501-10 03/31/2011
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement() <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending <u>03/31/2011</u> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,608,076		396,758	107,039
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	10,000			
23	Amount of line 20 Related to Security - Soft Costs	130,100			
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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Part II: Supporting Pages								
PHA Name: Housing Authority of the City of York			Grant Type and Number Capital Fund Program Grant No: PA26PO2250110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP#PA022000002 Wellington Homes	-							
	Add smoke alarms per HUD (est)	1460	17 units	10,000				
AMP#PA022000003 Parkway Homes								
	New Management Office	1470	3500 SF	975,000		60,851		Ongoing
AMP#PA022000005 Scattered Sites (York County)								
	559 S. Main, 257 N. Main St. & 32 S. Park St. replace garage door, ext. garage door & wiring in garage (est)	1460	3 garages	15,000				
	Sidewalk Repairs – various locations REAC	1450	6,750 SF	50,000				
AMP#PA022000006 The Fairmont								
	Repair/replace tile in Lobby (est)	1460	416 SF	8,320				
AMP#PA022000008 Stony Brook Manor								
	Add jockey pump to Sprinkler (est)	1460	1 pump	12,000				
AMP#PA022000009 Eastwood Terrace	Replace windows	1460	93 windows	36,449				

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of York	Grant Type and Number Capital Fund Program Grant No: PA26PO2250110 CFFP (Yes/ No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2010						
Part II: Supporting Pages								
AMP#PA022000001, 2, 3, & 4.	Police Service contract with York City Police Dept. to work in conjunction with surveillance camera monitoring	1408	Amp 1 Amp 2 Amp 3 Amp 4	7,000 11,000 38,900 7,000		7,000 6,280 11,618	9,338 6,279 11,017	Ongoing Ongoing Ongoing
AMP#PA022000003	Security Services – At Jefferson Center – Contract for security detail- at entrance and surrounding the building.	1408	(est. 1/3 of cost)	17,700		17,700		Ongoing
AMP#PA022000004	Security Services – At BPM – Contract for security detail – walking through buildings and site.	1408	(est. 1/2 of cost)	48,500		48,500		Ongoing
	HA Wide							
AMP#PA022000004, 6, 7, 8	Elderly Only Designation Plan	1408	Amp 4 (½ cost) Amp 6, 7, 8 (½ cost)	3,000 1,000 1,000 1,000				
AMP#PA022000001, 2, 3, 4,	Long Range Security Plan	1408	½ cost to AMP 3; remaining charged to 1, 2, and 4	12,000 4,000 4,000 4,000				
AMP#PA022000001, 2, 3, 4, 5, 6, 7, 8	Housekeeping Training – for residents with failed or marginal housekeeping inspections – alternative to eviction – Monthly Classes	1408	All AMPS charged based on who attends	3,900				
AMP#PA022009999 COCC	Computer Software – update obsolete software	1408		5,000				
AMP#PA022009999	Resident Initiatives and Quality of	1408	Staffing	40,000				

COCC	Life Programs – Staffing costs associated with administering resident programming that are not covered by ROSS/FSS grants; self-sufficiency activities not covered by ROSS/FSS that enable residents to progress in self-sufficiency such as GED programs, Computer Literacy and resume writing, and ESL training.		Programming	5,000				
AMP#PA022009999 COCC	Employee Training – (Various: Supervisory, Management, HR, and Computer)	1408		5,500				
AMP#PA022009999 COCC.	Budget Counseling – HA wide – Contract for the provision of weekly budget counseling services for public housing residents	1408		3,000				
AMP#PA022009999 COCC.	Fraud Investigator for Public Housing sites; or contribution toward monitoring of security cameras.	1408		6,000				
AMP#PA022009999 COCC.	Translation Services – Translate Documents – English to Spanish – Hourly rater - \$25/hr. for estimated 80 hours	1408		2,000				
AMP#PA022009999 COCC	Administration costs associated with administration of this Capital Fund	1410		160,807				
AMP#PA022009999 COCC	ADA Accommodation	1460	Charge to AMPs as individual accommodations are identified	10,000				
AMP#PA022009999 COCC	Computer Hardware Equipment – replace Obsolete Equipment at Central Admin. Office that services Public Housing Program – Management	1475		15,000				
	Maintenance Vehicle	1475		25,000				

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² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of York					Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP#PA022000001	09/14/2012		09/14/2014		
AMP#PA022000002	09/14/2012		09/14/2014		
AMP#PA022000003	09/14/2012		09/14/2014		
AMP#PA022000004	09/14/2012		09/14/2014		
AMP#PA022000005	09/14/2012		09/14/2014		
AMP#PA022000006	09/14/2012		09/14/2014		
AMP#PA022000007	09/14/2012		09/14/2014		
AMP#PA022000008	09/14/2012		09/14/2014		
AMP#PA022000009	09/14/2012		09/14/2014		
AMP#PA022009999 COCC (HA-Wide)	09/14/2012		09/14/2014		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary					
PHA Name: Housing Authority of the City of York 31 S. Broad Street York PA, 17405		Grant Type and Number Capital Fund Program Grant No: PA02200000409R Replacement Housing Factor Grant No: Date of CFFP: 9 24 2009			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	269,500.			
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	46,000.		46,000	6,256
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	233,700.		233,700	155,408
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	2,415,242		2,415,242	907,950
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of York 31 S. Broad Street York PA, 17405		Grant Type and Number Capital Fund Program Grant No: PA02200000409R Replacement Housing Factor Grant No: Date of CFFP: 9/24/2009			FFY of Grant:2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,694,942		2,694,942	1,069,614
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	2,415,242		2,415,242	1,069,614
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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Part I: Summary					
PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26SO22501-09 (ARRA) Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (rev no:3) Performance and Evaluation Report for Period Ending: 3/31/2011 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	0			
3	1408 Management Improvements	4,171	0		
4	1410 Administration (may not exceed 10% of line 21)	125,000		125,000	125,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	86,360		83,855	83,855
8	1440 Site Acquisition				
9	1450 Site Improvement	71,500		46,190	6,200
10	1460 Dwelling Structures	1,684,577	1,734,577	1,762,392	1,802,382
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	45,829	0		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,017,437	2,017,437	2,017,437	2,017,437
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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Part II: Supporting Pages								
PHA Name: York Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26SO22501-09 (ARRA) CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP # PA022000002								
Wellington Homes	Underground Pipe Replacement-Heating hot water supply & return (two 2 ½”)and Domestic hot water supply & return (1- 1” and 1- ½”) - 4 buildings (estimate)	1460	75 LF of each pipe for each building	99,311		74,405	74,405	Complete
	New Facades 38 Units, 4 buildings (est.) Site improvements for Facades	1460 1450	4 Bldgs. 4 Bldgs.	500,000 60,000	550,000	773,453	773,453	Complete
	Upgrade Elect. w/Smoke Alarms in CFP 50107 – Need to separate Neutrals for Arc-fault breakers-Code Compliance. (estimate)	1460	12 Bldgs.	62,391		51,218	51,218	Complete
Scattered Sites (York City)	30-32 N. Hartley – Rebuild retaining wall, patio & fence. (Est.)	1450	50 LF fence & wall 144 SF patio	11,500		6,200	6,200	Complete
AMP # PA022000004								
Broad Park Manor	Repair Parapets at 440 & 449 E. King (est.)	1460	2 Bldgs	462,392		850,545	850,545	Complete
	Repair Aprons at 440 & 449 E. King St. & 133 S. Broad St. (est.)	1460	3- Bldgs.	312,391				Complete
	Cut & re-point Brick at each floor lintels (est.) 3 bldgs. 20 floors	1460	10,120 LF	202,400				Complete
AMP # PA022000005								
Wrightsville/W. Manchester	Replace underground Domestic Water line in units at Wrightsville code compliance (est.)	1460	10 units	45,692		45,692	45,692	Complete

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26SO22501-09 (ARRA) CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	HA-WIDE							
AMP # PA022009999 COCC	Administration costs associated with administration of this ARRA formula grant funding. See attached Cost Schedule	1410		125,000		125,000	125,000	Complete
AMP # PA022009999 COCC	Document imaging System – Software	1408		4,171	0			Moved to CFP 50108 & 50109
HA-WIDE	A/E fees and costs Architects - LSC Design and Althouse Martin & Assoc., advertisement	1430		86,360		83,855	83,855	Complete
AMP # PA022009999 COCC	Document Imaging System – Hardware	1475		45,829	0			Moved to CFP 50108 & 50109

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.













² To be completed for the Performance and Evaluation Report.

ATTACHMENT I

**form HUD-50075.2 - Capital Fund Program - Five-Year Action
Plan (2011-2015)**

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number York Housing Authority (PA022)			Locality - York, PA		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 501-11	Work Statement for Year 2 FFY 501-12	Work Statement for Year 3 FFY 501-13	Work Statement for Year 4 FFY 501-14	Work Statement for Year 5 FFY 501-15
B.	Physical Improvements Subtotal		2,123,527	3,041,893	3,436,068,	3,764,420
C.	Management Improvements		254,000	266,800	280,175	280,175
D.	PHA-Wide Non-dwelling Structures and Equipment		0	175,818	425,000	0
E.	Administration		165,228	165,228	165,228	165,228
F.	Other		227,700	377,075	930,000	423,020
G.	Operations		0	0	0	
H.	Demolition		250,000	0	360,000	175,000
I.	Development		0	0	0	
J.	Capital Fund Financing – Debt Service		0	0	0	
K.	Total CFP Funds		3,020,455	3,473,921	3,881,471	4,209,823
L.	Total Non-CFP Funds					
M.	Grand Total		3,020,455	3,473,921	3,881,471	4,209,823

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

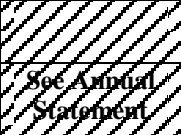
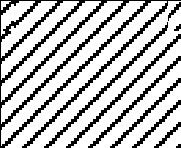
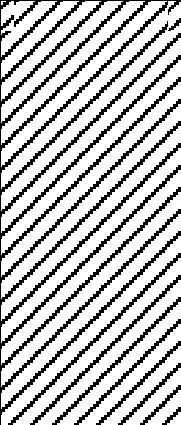
Part I: Summary (Continuation)

PHA Name/Number York Housing Authority (PA022)			Locality -York, PA		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 501-11	Work Statement for Year 2 FFY 501-12	Work Statement for Year 3 FFY 501-13	Work Statement for Year 4 FFY 501-14	Work Statement for Year 5 FFY 501-15
		Annual Statement				
	AMP#PA022000001		630,252	0	0	15,000
	AMP#PA022000002		439,900	345,575	10,000	2,470,000
	AMP#PA022000003		565,350	764,993	2,201,038	508,050
	AMP#PA022000004		389,500	894,800	595,000	440,400
	AMP#PA022000005		157,000	42,120	131,000	102,750
	AMP#PA022000006		126,000	389,930	264,000	188,220
	AMP#PA022000007		51,000	286,975	0	0
	AMP#PA022000008		74,525	250,000	0	0
	AMP#PA022000009		0	0	0	00
	AMP#PA022009999 COCC (HA-Wide)		49,000	67,500	235,000	40,000
		Totals	2,482,527	3,041,893	3,436,068	3,764,420

Part II: Supporting Pages – Physical Needs Work Statement(s)

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Work Statement for Year 1 FFY 501-11	Work Statement for Year <u>2012</u> FFY <u>501-12</u>			Work Statement for Year: <u>2013</u> FFY <u>501-13</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	AMP#PA022000001 Codorus Homes			AMP# PA022000002 Wellington Homes		
	Replace domestic hot water lines(est.)	20 units	12,500	Underground utilities (est)	72 units	54,000
	Remove asbestos (est.)	20 units	80,000	Individual meters (Energy Improvements) (est)	72 units	68,000
	Replace tub drains w/straight drain line (est.) OR funds toward Revitalization efforts under Hope VI	20 units	20,000	New Façade(est)	2 Bldg – 8 units	185,000
				Site Improvements for Façade(est)	2 Bldg	16,075
	Repair Kitchen Cabinets (est)	20 units	60,419			
	Extend Cleanouts (est)	20 units	8,333			
	Replace copper pipes in boiler rooms (est)	3 boiler rooms	30,000	Scattered Sites (York City)		
	Refinish hardwood floors (est)	20 units, 11,520 LF	20,000			
	Replace Storm Doors (est) (Energy Improvements)	20 units, 40 doors	12,000			
	Replace thermostats(est) (Energy Improvements)	20 Units	2,000			

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
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	AMP#PA022000001 Codorus Homes			Replace boilers & furnace (Energy Improvements) (est)	5 Buildings 13 units	22,500 To be completed under ESCO
	Demolition of 16 units and 1 non residential building, and disconnect utilities (est)	16 units 1 NR bldg	150,000	AMP#PA022000003 Jefferson Community Center		
	Relocation of 16 families (est)	16 units	60,000	Re-point brick (est)	1,000 LF	20,000
	Re-grade, topsoil & reseed demo site (est)	65,000 SF	100,000	Add 3 M film to windows to reduce energy costs (Energy Improvements) (est)	93 windows	48,032
				Repair/replace 2 nd floor ceiling (est)	1,824 SF	5,436
				Add Canopy to South Front & Rear entrance. (est)	(2) 8 x 10 canopies	13,100
				Add walkway from parking lot to sidewalk (est)	100 SF	1,800
	AMP#PA022000001 Codorus Homes Extension			Repave Parking Lot (est)	1,500 Sq Yards	11,550
	Replace kitchen cabs & tops (est)	12 units 2700 LF	75,000	Replace HVAC Units (est)	9 units	25,000
				Repl. Thermostats(est)	9 units	900

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

	AMP#PA022000002 Wellington Homes					
	Replace 30" gas stoves (est)	71 units	21,300			
	New facades (est)	14 units, 2 bldgs	280,000			
	Site improvements for facades (est)	3750 LF	33,600			
	Replace Thermostats (est)	71 Units	71,000			
				Parkway Homes		
	Scattered Sites (York City)			Replace Commercial Water Heaters(Energy Improvements) (est)	27 each (170 units)	213,975
				Repl. Thermostat(est)s	170 ea	17,000
	Add sheds for addt'l storage (est)	17 each	17,000	Parkway Homes Extended		
	Replace Thermostats (est)	17 each	17,000			
	AMP#PA022000003 Parkway Homes			Replace Thermostats (est)	66 ea	6,600
	Replace 30" elect. Stoves (est)	170 units	59,500	Replace Roofs (est)	200,800 SF	401,600
	Replace tub liners (est)	170 units	68,000			
	Replace sub floors @ tubs (est)	170 units	31,650			
	Replace Sheet vinyl w/VCT in bathrooms (est)	170 units 6,120 SF	91,800			
	Underground utilities (est)	170 Units	123,500			

Capital Fund Program—Five-Year Action Plan

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	Individual meters (Energy Improvements) (est)	170 Units	154,500	AMP#PA022000004 Parkway Homes Extended		
	AMP#PA022000003 Parkway Homes Extended			Replace Roofs (est)	51,200 SF	102,400
	Sidewalk Repairs - REAC	1,125 SF	10,000	AMP#PA022000004 Broad Park Manor		
	Replace tub liners (est)	68 units	26,400	Add smoke alarms (3 rd of 3 bldgs) per HUD (est)	94 units	81,500
				Update elevators in one building (3rd of 3 bldgs) (est)	2 elevators	250,000
				New underground wiring for Exterior lightning (est)	1,500 LF	297,000
				Replace Kitchen Cabinets & countertops (set.) (1 of 3 bldgs)	94 units	112,800
				Replace (3) Mach. Room AC unit (Energy Improvements) (est)	(3) 12,000 BTU	7,500
				Add automatic door openers on Laundry room doors (est)	3 automatic door openers	3,600
				Energy Efficient Heating & cooling system (est)	281 units, 3 buildings	Moved to ARRA 409R

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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	AMP#PA022000004 Parkway Homes Extended (Cottages)			Sidewalk Repair per REAC (est)	1,125 SF	10,000
	Replace tub liners (est)	16 units	6,400	White Rose Senior Center		
	Replace Thermostats (est)	16 Units	1,600	Replace rear concrete porch (est)	1 porch 715_SF	30,000
				AMP#PA022000005 Scattered Sites (County Units)		
	Broad Park Manor			Replace Thermostats(est)	79 ea	7,900
				Replace boilers & furnace-Yoe -(est)	11 units	27,500
				Replace rear porch (est)	192 SF	6,720
				AMP#PA022000006 The Fairmont		
	Rebuild incinerators @ 133 & 449 (est)	2 incinerators	50,000	Replace the Community Room Heat/AC unit (est)	1 unit	23,475
				Upgrade Fire Alarm system add enunciator (est)	1 system	13,500
				Automatic door openers for ea. door on floors 2, 3, 4 & 5 off Elev. (est)	10 door openers	15,000
				Remodel Manager Office (est)	400 SF	20,000
				Replace Thermostats (est)	75 each	7,500

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	Add smoke alarms (2nd of 3 bldgs) per HUD (est)	94 units	81,500	Fairmont Village		
	Update elevators in one building (1st of 3 bldgs) (est)	2 elevators	250,000	Replace Siding & sheds (est) Replace Furnace (est) (Energy Improvements) Replace Thermostats (est)	18,588SF & 25 sheds 25 each 25 each	270,455 37,500 To be completed under ESCO 2,500
	Replace supply valves and 2 for boilers (est)	1,481 Supply Valves, 2-3" for boilers	Completed under ARRA	AMP#PA022000007 Springfield Apartments		
	AMP#PA022000005 Scattered Sites (County Units)			Replace Community Room Heat/AC unit (est) (Energy Improvements) Upgrade alarm system add enunciator (est) Update Elevators (est)	1 unit 1 system 2 Elevators	23,475 13,500 250,000
	Replace windows w/Energy Star windows (Energy Improvements) (est)	11 buildings, 22 units, 64 windows	64,490	AMP#PA022000008 Stonybrook Manor		
	Add sheds for add'l storage (est)	24 units	24,000	Update Elevators (est)	2 Elevators	250,000
	Red Lion			2013 Subtotal of Estimated Cost		3,041,893
	100 Henrietta replace rear porch (est) Replace windows w/Energy Star windows (Energy Improvements) (est)	1 porch 10 buildings, 10 units 59 windows	10,000 58,510		Section Intentionally Blank	

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	AMP#PA022000006					
	The Fairmont					
	Replace AC's 2, 3 5 ton & water cooled Heat pumps (Energy Improvements) (est)	3 AC's	32,000			
	Replace each floor lobby/elevator water coiled AC units (Energy Improvements) (est)	5 each	40,000			
	Replace rooftop Sterling Model RT-150B gas fired make up air unit (Energy Improvements) (est)	1 each	26,000			
	Fielding Way					
	Replace Stoves & Hoods (est)	15 each in 15 units	10,500			
	Replace roof (#20) (est)	1 unit	17,500			
	AMP#PA022000007					
	Springfield Apartments					
	Replace roof top gas fired make up air unit (Energy Improvements) (est)	1 unit	26,000 To be completed under ESCO			
	Replace Thermostats (est)	75 each	7,500			
	Replace Laundry Equipment with energy efficient units (est)	4 each	17,500			

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	AMP#PA022000008 Stony Brook Manor					
	Replace bearings for fire pump (est)	1 pump	5,000			
	Replace boiler, heating, DHW (Energy Improvements) (est)	1 bldg	32,825			
	Repl. Thermostats(est)	100 Each	1,000			
	Replace Laundry Equipment with energy efficient units (est)	5 each	22,000			
	Connect HVAC to Emergency Generator(est)	1 System	3,500			
	Install GFI 's in Bathrooms & Kitchens in identified units (est)	100 Units	10,200			
	<u>2012 Subtotal of Estimated Costs</u>		<u>2,433,527</u>			
	Work Statement for Year: 2014 FFY 501-14			Work Statement for Year: 2015 FFY 501-15		
	AMP#PA022000002 Wellington Homes			AMP#PA022000001 Codorus Homes Codorus Homes Ext.		
	Sidewalk Repairs per REAC (est)	1,125 SF	10,000	Replace all exterior lights with energy efficient lamps and bulbs(Front light, back lights, pole lights) (est)	150 lights	15,000
	AMP#PA022000003 Parkway Homes			AMP#PA022000002 Wellington Homes		

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	Replace washer drains & add clean-out (est)	60 End Units	125,000	New Energy efficient Heating & cooling (est)	72 units	1,500,000 To be completed under ESCO
	New Fencing (est)	158 units	400,000			
	Demolition (est)	2 bldgs	360,000	Remodel Community Center for management office (est)	800SF	150,000
	Relocation Costs(est)	18 units	46,000			
	Parking Lot w/Lights & Sidewalk at 2 separate demo sites (est)	2,875 SF & 700LF sidewalk	175,000			
	Smoke Alarms (Per HUD) (est)	80 Units	120,000	New Facades (est)	3 Buildings	800,000
	Upgrade Panels to 150Amps (est)	170 Units	181,000	Site Improvements for Facades (est)	15,000 LF	68,000
	Replace Electric service (est)	170 units	340,000	Replace all exterior pole lights with energy efficient lamps and bulbs (est)	20 lights	5,000
	Replace Kitchen cabinets & tops (est)	170 units, 2256 LF	560,384			
	Redo soffit over stoves (est)	170 units, 2040 LF	13,654			
	AMP#PA022000003 Parkway Homes Ext			AMP#PA022000003 Parkway Homes		
	New Fencing (est)	68 Units 5217 LF	175,000	Replace shut off valves @ radiators (est)	170 Units 1,530 Valves	53,550 Top be completed under ESCO
	Add/Replace 50 windows to meet egress in bedrooms with one windows (est) (Energy Improvements)	68 Units	65,000	Replace pantry radiator risers (est)	170 Units	17,000 To be completed under ESCO

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	AMP#PA022000004 Broad Park Manor			New radiators in bathroom w/ball valves(est)	170 Units	55,000 To be completed under ESCO
	Replace Sewer Line 440 E King (est)	50 LF	170,000	Security Cameras for Ground (est)	40 Cameras	141,000
				Replace all exterior lights with energy efficient lamps and bulbs (est)	50 lights	12,500
	White Rose Senior Center			Demolish Row Homes (est) (3 rd of 3)	8,575 LF, 6 units	175,000
	Deck and Awing at Senior Center (est)	1 Bldg	400,000	Relocation (est)	11 Families	21,000
				Scattered Sites (York City)		
	YHA Office 31 S Broad St Connect Server Room to Emergency Generator (est)	1 Bldg	25,000	30 & 32 N. Hartley - change steam boiler to hot water (est) (ESCO)	1 System	20,000 To be completed under ESCO
				Replace all exterior lights with energy efficient lamps & bulbs (est)	17 units	4,250
	AMP#PA022000005 Scattered Sites			AMP#PA022000003 Parkway Homes Ext		
	Glen Rock/ Windsor			Replace all exterior lights with energy efficient lamps and bulbs (est)	35 lights	8,750
	Storage Sheds (est)	6 Sheds	6,000	AMP#PA022000004 Broad Park Manor		
	Replace porch deck (est)	3 porch decks	20,000			

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	Yoe 19 W Pa 3B			Replace carpet in lobbies & Community rooms (est)	3 Bldgs. 5,400 SF	100,000
	Install hot water booster pump (est)	1 pump	3,500	Replace all exterior lights with energy efficient lamps & bulbs (est)	30 lights	12,000
				Replace leaking copper pipes in walls (est)	30	12,000
	Red Lion			Add address system for fire alarm (est)	3 Bldgs.	40,000
	Storage Sheds(est)	9 Sheds	9,000			
	Roof Repairs	2 roofs	10,000			
	Replace all porches(est)	10 units	75,000	Replace strobes, horns on fire alarm (est)	3 Bldgs.	20,000
	Hanover			Update elevators in Bldg 3 of 3. (est)	2 Elevators	250,000
	Replace exit stairs 417 Carlisle St	1 set stairs	7,500	AMP#PA022000004 Parkway Extended Replace all exterior lights with energy efficient lamps & bulbs (est)	16 Units	6,400
	AMP#PA022000006 The Fairmont			AMP#PA022000005 Scattered Sites, County		

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	Replace Carpet in 1 st Floor hallway with VCT (est)	700 SF	14,000	Replace all exterior lights with energy efficient lamps and bulbs (est)	79 Units	19,750
	Update Elevators (est)	2 Elevators	250,000	Replace Porches & Decks at selected units (est)	10 units	75,000
				Replace Bathroom Exhaust fans at W. Manchester & Wrightsville (est)	20 Units	8,000
	2014 – Subtotal of Estimated Cost		3,436,068	AMP#PA022000006 The Fairmont		
				Replace Laundry Equipment with energy efficient units (est)	4 each	17,500
See Annual Statement		THIS SECTION INTENTIONALLY BLANK		Security Cameras interior and,	Server and 6 Cameras	20,600
				Security Cameras exterior/grounds (est)	Included above	20,600
				Fairmont Village		
				Security Cameras for the exterior/grounds (est)	Server and 10 Cameras	58,760
				Replace all exterior lights with energy efficient lamps and bulbs (est)	15 Units	6,000

Capital Fund Program—Five-Year Action Plan

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				Fielding Way		
				Security Cameras for the exterior/grounds (est)	Server and 10 Cameras	58,760
				Replace all exterior lights with energy efficient lamps and bulbs (est	15 Units	6,000
				2015 – Subtotal of Estimated Cost		3,764,420

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 501-11	Work Statement for Year <u>2012</u> FFY <u>501-12</u>		Work Statement for Year: <u>2013</u> FFY <u>501-13</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	AMP#PA022000001, 2, 3, & 4 Police Service contract with York City Police Dept. for the provision of community police services/above baseline services.	Amp 1 - - 2,000 Amp 2 - 2,000 Amp 3 - 51,000 Amp 4 - 1,000	AMP#PA022000001, 2, 3, & 4 Police Service contract with York City Police Dept. for the provision of community police services/above baseline services.	Amp 1 - - 2,000 Amp 2 - 2,000 Amp 3 - 60,000 Amp 4 - 1,000
	AMP#PA022000003- Security Services – At Jefferson Center – Contract for security detail.	13,000 (est. 1/2 of cost)	AMP#PA022000003- Security Services – At Jefferson Center.	14,500 (est. 1/2 of cost)
	AMP#PA022000004- Security Services – At BPM – Contract for security detail.	32,000 (est. 1/2 of cost)	AMP#PA022000004- Security Services – At BPM – Contract for security detail.	33,000 (est. 2/3 of cost)
	AMP#PA022009999 COCC Computer Software – update obsolete software and Bar coding - Phase 2	10,000	AMP#PA022009999 COCC Computer Software – update obsolete software	11,000
	AMP#PA022009999 COCC Physical Needs Assess	28,000		
	AMP#PA022009999 COCC Resident Initiatives and Quality of Life Programs – Staffing costs associated with administering resident programming not covered by ROSS/FSS grants.	Staffing – 97,000 Programming – 3,000	AMP#PA022009999 COCC Resident Initiatives and Quality of Life Programs – Staffing costs associated with administering resident programming that are not covered by ROSS/FSS grants.	Staffing – 116,500 Programming – 5,000
	AMP#PA022009999 COCC Employee Training – (Various: Supervisory, Management, HR, and Computer) - HTVN training subscription	5,000	AMP#PA022009999 COCC Employee Training – (Various: Supervisory, Management, HR, and Computer) - HTVN training subscription	7,300
	AMP#PA022009999 COCC Budget Counseling – HA wide – Contract for the provision of weekly budget counseling services for PH residents.	3,000	AMP#PA022009999 COCC Budget Counseling – HA wide – Contract for the provision of weekly budget counseling services for PH residents.	5,000
	AMP#PA022009999 COCC Fraud Investigator for Public Housing sites. Est. for 1 year of services.	7,000 (will also use recovered/saved funds)	AMP#PA022009999 COCC- - Fraud Investigator for Public Housing sites. Est. for 1 year of services.	9,500
	AMP#PA022009999 COCC Administration costs associated with administration of this Capital Fund	165,228	AMP#PA022009999 COCC Administration costs associated with administration of this Capital Fund	165,228
	AMP#PA022009999 COCC ADA Accommodation	10,000	AMP#PA022009999 COCC ADA Accommodation	10,000
	AMP#PA022009999 COCC Computer Hardware Equipment – replace Obsolete Equipment at Central Admin office that services Public Housing Program – Management. First server refresh (Email, TMS1-4). Server software updates.	39,000	AMP#PA022009999 COCC - Computer Hardware Equipment – Computer Server plus replace various hardware that is obsolete. Network Infrastructure Refresh. Desktop PC Refresh	57,500
	2012 Subtotal of Estimated Cost	468,228	2013 Subtotal of Estimated Cost	499,528

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 501-11	Work Statement for Year <u>2014</u> FFY <u>501-14</u>		Work Statement for Year: <u>2015</u> FFY <u>501-15</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
Sec Annual Statement	AMP#PA022000001, 2, 3, & 4 Police Service contract with York City Police Dept. for the provision of community police services/above baseline services.	Amp 1 - 2,000 Amp 2 - 2,000 Amp 3 - 65,000 Amp 4 - 1,000	AMP#PA022000001, 2, 3, & 4 Police Service contract with York City Police Dept. for the provision of community police services/above baseline services.	Amp 1 - 3,000 Amp 2 - 3,000 Amp 3 - 56,000 Amp 4 - 1,000
	AMP#PA022000003 - Security Services – At Jefferson Center – Contract for security detail- at building entrance and surrounding the building.	19,000 (est. 1/2 of cost)	AMP#PA022000003 - Security Services – At Jefferson Center – Contract for security detail- at building entrance and surrounding the building.	22,000 (est. 1/2 of cost)
	AMP#PA022000004 - Security Services – At BPM – Contract for security detail – walking through buildings and site.	35,000 (est. 1/2 of cost)	AMP#PA022000004 - Security Services – At BPM – Contract for security detail – walking through buildings and site.	39,000 (est. 1/2 of cost)
	AMP#PA022009999 COCC Computer Software – update obsolete software	13,000	AMP#PA022009999 COCC Computer Software – update obsolete software	13,000
	AMP#PA022009999 COCC Resident Initiatives and Quality of Life Programs – Staffing costs associated with administering resident programming not covered by ROSS/FSS grants.	Staffing – 114,175 Programming – 5,000	AMP#PA022009999 COCC Resident Initiatives and Quality of Life Programs – Staffing costs associated with administering resident programming that are not covered by ROSS/FSS grants.	Staffing – 114,175 Programming – 5,000
	AMP#PA022009999 COCC Employee Training – (Various: Supervisory, Mgmt, HR, and Computer)	9,500	AMP#PA022009999 COCC Employee Training – (Various: Supervisory, Mgmt, HR, and Computer)	9,500
	AMP#PA022009999 COCC Budget Counseling – HA wide – Contract for the provision of weekly budget counseling services for PH residents.	5,000	AMP#PA022009999 COCC Budget Counseling – HA wide – Contract for the provision of weekly budget counseling services for PH residents.	5,000
	AMP#PA022009999 - COCC-Fraud Investigator for Public Housing sites. Est 1 year of services.	9,500	AMP#PA022009999 - COCC-Fraud Investigator for Public Housing sites. Est. for 1 of services	9,500
	AMP#PA022009999 COCC Administration costs associated with administration of this Capital Fund	165,228	AMP#PA022009999 COCC Administration costs associated with administration of this Capital Fund	165,228
	AMP#PA022009999 COCC ADA Accommodation	10,000	AMP#PA022009999 COCC ADA Accommodation	10,000
	AMP#PA022009999 COCC Computer Hardware Equipment. Wide Area NetworkConnectivity. Software & infrastructure replacement	225,000	AMP#PA022009999 COCC Computer Hardware Equipment. Virtualization.	30,000
	2014 Subtotal of Estimated Cost	680,403	2015 Subtotal of Estimated Cost	485,403

ATTACHMENT J

Housing Needs

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type (York City)							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	1990	5	3	4	3	3	3
Income >30% but <=50% of AMI	1051	5	3	3	3	4	3
Income >50% but <80% of AMI	272	3	5	4	4	4	4
Elderly	497	5	4	3	4	2	4
Families with Disabilities	564	5	4	4	4	4	4
Race/Ethnicity African/American	884	4	3	4	3	3	4
Race/Ethnicity American Indian/Alaska Native	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Asian	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Hispanic origin	784	4	3	4	4	4	4

* Households

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 2010-2014 Consolidated Plan
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type (YORK COUNTY, exclusive of York City)							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	12,281*	5	4	4	1	2	5
Income >30% but <=50% of AMI	15,095*	5	4	4	1	3	4
Income >50% but <80% of AMI	27,503*	5	4	4	1	3	4
Elderly	N/A	5	4	4	3	2	3
Families with Disabilities	N/A	5	5	4	5	2	3
Race/Ethnicity African/American	5,190*	5	4	4	1	3	4
Race/Ethnicity American Indian/Alaska Native	208*	5	4	4	1	3	4
Race/Ethnicity Asian	1,186*	5	4	4	1	3	4
Race/Ethnicity Hispanic origin	4,449*	5	4	4	1	3	4

* Households

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☐ Consolidated Plan of the Jurisdiction/s
Indicate year: 2010-2014
- ☐ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- X Other sources: (list and indicate year of information)
York County's 2010-2014 Consolidated Plan

Balance of County Needs

As per the requirements of the HUD Consolidated Planning process, detailed information is provided for the balance of County. This analysis does not include York City. For related information on the City, refer to the York City Consolidated Plan.

There are four (4) categories of persons within each income bracket that are identified for analysis in this section. These categories are elderly, small families, large families, and other households. These categories of households are further examined by tenure, i.e., if the property in which the householder resides is owned or rented. The categories are defined below:

Elderly households are defined as having one (1) or two (2) members (family or non-family) with a head of household or a spouse age 62 years or older.

- 1. Small family households are comprised of two (2) to four (4) related family members. All members are related by blood, marriage or adoption.***
- 2. Large family households are comprised of five (5) or more related family members. Like small family households, all members are related by blood, marriage or adoption.***
- 3. "All other households" is for all others. It includes households where the household does not qualify for an elderly household based on the age requirement and the people residing in the household are single, or living together but not related by blood, marriage or adoption.***

Table 25 presents housing needs by household type, income and housing problem for the balance of the County. The data on this table is the basis for the following section, housing needs by income level.

**Table 25: Housing Assistance Needs by Household Type, Income and Housing Problem
Balance of York County (not including York City), 2007 modified CHAS**

	Renters					Owners				
Household by Type, Income and Housing Problem	Elderly	Small Related	Large Related	All Other Households	Total Renters	Elderly	Small Related	Large Related	All Other Households	Total Owners
Household Income ≤ 30% MFI (Extremely Low Income)	<u>1,635</u>	<u>937</u>	<u>101</u>	<u>1,330</u>	<u>4,003</u>	<u>3,614</u>	<u>1,043</u>	<u>179</u>	<u>1,027</u>	<u>5,863</u>
% with any housing problem	<u>64.2%</u>	<u>78.5%</u>	<u>94.9%</u>	<u>79.7%</u>		<u>73.6%</u>	<u>80.8%</u>	<u>82.4%</u>	<u>82.3%</u>	
% Cost Burden > 30%	<u>60.5%</u>	<u>78.0%</u>	<u>74.7%</u>	<u>78.9%</u>		<u>73.3%</u>	<u>80.8%</u>	<u>82.4%</u>	<u>80.5%</u>	
% Cost Burden > 50%	<u>46.1%</u>	<u>65.3%</u>	<u>40.4%</u>	<u>59.5%</u>		<u>42.1%</u>	<u>70.7%</u>	<u>77.1%</u>	<u>65.8%</u>	
Household Income >30%- <50% MFI (Low Income)	<u>1,591</u>	<u>1,352</u>	<u>283</u>	<u>1,320</u>	<u>4,546</u>	<u>6,221</u>	<u>1,821</u>	<u>403</u>	<u>937</u>	<u>9,382</u>
% with any housing problem	<u>69.7%</u>	<u>67.4%</u>	<u>62.4%</u>	<u>76.7%</u>		<u>31.3%</u>	<u>69.9%</u>	<u>81.5%</u>	<u>68.6%</u>	
% Cost Burden > 30%	<u>68.0%</u>	<u>65.0%</u>	<u>53.4%</u>	<u>75.5%</u>		<u>30.7%</u>	<u>64.9%</u>	<u>77.5%</u>	<u>68.6%</u>	
% Cost Burden > 50%	<u>23.0%</u>	<u>8.0%</u>	<u>3.6%</u>	<u>15.7%</u>		<u>11.9%</u>	<u>37.8%</u>	<u>44.6%</u>	<u>43.9%</u>	
Household Income >50%- <80% MFI (Moderate Income)	<u>1,377</u>	<u>2,705</u>	<u>446</u>	<u>2,827</u>	<u>7,355</u>	<u>8,406</u>	<u>6,588</u>	<u>1,591</u>	<u>2,571</u>	<u>19,156</u>
% with any housing problem	<u>29.7%</u>	<u>13.4%</u>	<u>34.2%</u>	<u>17.3%</u>		<u>17.4%</u>	<u>46.2%</u>	<u>49.7%</u>	<u>52.3%</u>	
% Cost Burden > 30%	<u>28.8%</u>	<u>12.1%</u>	<u>6.8%</u>	<u>18.2%</u>		<u>17.0%</u>	<u>45.9%</u>	<u>44.1%</u>	<u>51.8%</u>	
% Cost Burden > 50%	<u>7.6%</u>	<u>5.8%</u>	<u>0.0%</u>	<u>5.3%</u>		<u>4.7%</u>	<u>10.3%</u>	<u>5.6%</u>	<u>11.4%</u>	
Household Income > 80% MFI	<u>1,312</u>	<u>5,666</u>	<u>620</u>	<u>4,826</u>	<u>12,424</u>	<u>14,082</u>	<u>51,805</u>	<u>7,021</u>	<u>10,982</u>	<u>83,890</u>
% with any housing problem	<u>19.3%</u>	<u>3.5%</u>	<u>15.6%</u>	<u>1.9%</u>		<u>6.2%</u>	<u>9.2%</u>	<u>14.2%</u>	<u>17.7%</u>	
% Cost Burden > 30%	<u>15.8%</u>	<u>1.2%</u>	<u>0.0%</u>	<u>0.8%</u>		<u>6.2%</u>	<u>8.9%</u>	<u>9.9%</u>	<u>17.7%</u>	
% Cost Burden > 50%	<u>9.7%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.2%</u>		<u>1.1%</u>	<u>6.2%</u>	<u>5.3%</u>	<u>2.1%</u>	
TOTAL HOUSEHOLDS	<u>5,915</u>	<u>10,660</u>	<u>1,450</u>	<u>10,303</u>	<u>28,328</u>	<u>32,323</u>	<u>61,257</u>	<u>9,194</u>	<u>15,517</u>	<u>118,291</u>

Source: 2000 CHAS, American Community Survey and YCP

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type (YORK COUNTY and York City combined)							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Location
Income <= 30% of AMI	12354						
Income >30% but <=50% of AMI	15406						
Income >50% but <80% of AMI	27309						
Elderly	497**	5	4	3	4	2	4
Families with Disabilities	564**	5	4	4	4	3	3.5
Race/Ethnicity African/American	884**	4	3	4	3	3	4
Race/Ethnicity American Indian/Alaska Native	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Asian	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Hispanic origin	784**	4	3	4	4	4	4

- **Based on information supplied by the York City Statement of Housing Needs

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☐ Consolidated Plan of the Jurisdiction/s
Indicate year: 2010-2014
- ☐ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List				
Waiting list type: (select one)		As of April 4, 2011		
<input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:				
Section 8	# of families	% of total families	Combined (Software/Central Database)	Annual Turnover
Waiting list total	1333 (947)*		2280	175
Extremely low income <=30% AMI	740 (-)*	56% (-)*		
Very low income (>30% but <=50% AMI)	589 (-)*	44% (-)*		
Low income (>50% but <80% AMI)	4 (-)*	<1% (<1%)*		
Families with children	807	61%		
Elderly with children				
Families with Disabilities	347	26%		
Race/ethnicity white	934	70%		
Race/ethnicity Black	370	28%		
Race/ethnicity Indian	5	<1%		
Race/ethnicity Asian	2	<1%		
Race/ethnicity Hispanic	412	31%		
Race/ethnicity Multi Racial/Declined to report other	13	<1%		
Race/ethnicity Hawaiian/Other/Pacific Islander	9	<1%		
Characteristics by Bedroom Size (Public Housing Only)				
1BR	489	37%		
2 BR	454	34%		
3 BR	325	24%		
4 BR	53	<1%		
5 BR	8	<1%		
5+ BR	N/A	N/A		
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 27 months Section 8 Waiting List was closed January 14, 2009 at 5:00 p.m. Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes				

*(applicants not yet in software system, but on Central Database)

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

As of April 4, 2011

- ☐ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing

x **Public Housing Site-Based** or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

General Occupancy	# of families	% of total families	Annual Turnover
Waiting list total	2352		
Extremely low income <=30% AMI	1929	82%	
Very low income (>30% but <=50% AMI)	361	15%	
Low income (>50% but <80% AMI)	61	3%	
Families with children	1510	64%	
Elderly families			
Families with Disabilities	655	28%	
Race/ethnicity white	1499	64%	
Race/ethnicity Black	752	32%	
Race/ethnicity Indian	17	<1%	
Race/ethnicity Asian	15	<1%	
Race/ethnicity Hispanic	805	34%	
Race/ethnicity Hawaiian/Other	22	1%	
Race/ethnicity Multi Racial/Declined to report other	47	2%	
Characteristics by Bedroom Size (Public Housing Only)			Based on fiscal year 09-10
1BR	775	33%	26
2 BR	889	38%	31
3 BR	520	22%	18
4 BR	135	<6%	4
5 BR	28	<1%	5
5+ BR	NA	NA	

Is the waiting list closed (select one)? X No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

As of April 4, 2011

☐ Section 8 tenant-based assistance

☐ Public Housing

☐ Combined Section 8 and Public Housing

X **Public Housing Site-Based** or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

Springfield	# of families	% of total families	Annual Turnover
Waiting list total	260		
Extremely low income <=30% AMI	207	80%	
Very low income (>30% but <=50% AMI)	44	17%	
Low income (>50% but <80% AMI)	9	3%	
Families with children	0	0	
Elderly	102	34%	
Handicap/Disabled	164	67%	
Race/ethnicity white	206	79%	
Race/ethnicity Black	46	18%	
Race/ethnicity Indian	2	<1%	
Race/ethnicity Asian	3	1%	
Race/ethnicity Hispanic	57	22%	
Race/ethnicity Hawaiian/Other	0	0%	
Race/ethnicity Multi Racial/Declined to report other	3	1%	
Characteristics by Bedroom Size (Public Housing Only)			Based on fiscal year 09-10
1BR	260	%	11
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR	NA	NA	

Is the waiting list closed (select one)? X No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

As of April 4, 2011

☐ Section 8 tenant-based assistance

☐ Public Housing

☐ Combined Section 8 and Public Housing

X **Public Housing Site-Based** or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

Stony Brook	# of families	% of total families	Annual Turnover
Waiting list total	163		
Extremely low income ≤30% AMI	146	90%	
Very low income (>30% but ≤50% AMI)	12	7%	
Low income (>50% but <80% AMI)	5	3%	
Families with children	0	0	
Elderly	52	31%	
Handicap/Disabled	113	69%	
Race/ethnicity white	128	79%	
Race/ethnicity Black	33	25%	
Race/ethnicity Indian	0	0%	
Race/ethnicity Asian	1	<1%	
Race/ethnicity Hispanic	34	21%	
Race/ethnicity Hawaiian/Other	0	0%	
Race/ethnicity Multi Racial/Declined to report other	1	<1%	
Characteristics by Bedroom Size (Public Housing Only)			Based on fiscal year 09-10
1	162	%	13
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR	NA	NA	

Is the waiting list closed (select one)? X No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

As of April 4, 2011

- ☐ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing

X **Public Housing Site-Based** or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

Wrightsville	# of families	% of total families	Annual Turnover
Waiting list total	101		
Extremely low income <=30% AMI	78	77%	
Very low income (>30% but <=50% AMI)	18	18%	
Low income (>50% but <80% AMI)	5	5%	
Families with children	98	97%	
Elderly families	4	4%	
Handicap/Disabled	24	24%	
Race/ethnicity white	243	70%	
Race/ethnicity Black	80	23%	
Race/ethnicity Indian	4	1%	
Race/ethnicity Asian	3	<1%	
Race/ethnicity Hispanic	85	24%	
Race/ethnicity Hawaiian/Other	3	<1%	
Race/ethnicity Multi Racial/Declined to report other	16	5%	
Characteristics by Bedroom Size (Public Housing Only)			Based on fiscal year 09-10
1BR	1	0	0
2 BR	56	%	1
3 BR	44	%	0
4 BR			
5 BR			
5+ BR	NA	NA	

Is the waiting list closed (select one)? X No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

As of April 4, 2011

☐ Section 8 tenant-based assistance

☐ Public Housing

☐ Combined Section 8 and Public Housing

X **Public Housing Site-Based** or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

Yoe-Red Lion – Windsor – Glen Rock	# of families	% of total families	Annual Turnover
Waiting list total	349		
Extremely low income <=30% AMI	273	78%	
Very low income (>30% but <=50% AMI)	68	19%	
Low income (>50% but <80% AMI)	8	2%	
Families with children	337	97%	
Elderly families	2	<1%	
Handicap/Disabled	52	14%	
Race/ethnicity white	243	70%	
Race/ethnicity Black	80	23%	
Race/ethnicity Indian	4	1%	
Race/ethnicity Asian	3	<1%	
Race/ethnicity Hispanic	85	24%	
Race/ethnicity Hawaiian/Other	3	<1%	
Race/ethnicity Multi Racial/Declined to report other	16	5%	
Characteristics by Bedroom Size (Public Housing Only)			Based on fiscal year 09-10
1BR	18*	0	0
2 BR	210	%	0
3 BR	132	%	0
4 BR	0	0	
5 BR	0	0	
5+ BR	NA	NA	

Is the waiting list closed (select one)? X No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

As of April 4, 2011

- ☐ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing

X **Public Housing Site-Based** or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

One Bedroom	# of families	% of total families	Annual Turnover
Waiting list total	2		
Extremely low income <=30% AMI	1	50%	
Very low income (>30% but <=50% AMI)	1	50%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0	
Elderly	0	0	
Handicap/Disabled	0	0	
Race/ethnicity white	2	100%	
Race/ethnicity Black	0	0%	
Race/ethnicity Indian	0	0	
Race/ethnicity Asian	0	0	
Race/ethnicity Hispanic	0	0%	
Race/ethnicity Hawaiian/Other	0	0%	
Race/ethnicity Multi Racial/Declined to report other	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0	
2 BR	0	0	
3 BR	0	0	
4 BR	0	0	
5 BR	0	0	
5+ BR	NA	NA	

Is the waiting list closed (select one)? X No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

As of April 4, 2011

- ☐ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing

☒ **Public Housing Site-Based** or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

Northern York County	# of families	% of total families	Annual Turnover
Waiting list total	549		
Extremely low income <=30% AMI	466	85%	
Very low income (>30% but <=50% AMI)	68	12%	
Low income (>50% but <80% AMI)	15	3%	
Families with children	439	80%	
Elderly	20	20%	
Handicap/Disabled	93	17%	
Race/ethnicity white	350	64%	
Race/ethnicity Black	174	32%	
Race/ethnicity Indian	3	<1%	
Race/ethnicity Asian	5	<1%	
Race/ethnicity Hispanic	205	37%	
Race/ethnicity Hawaiian/Other	10	2%	
Race/ethnicity Multi Racial/Declined to report other	7	1%	
Characteristics by Bedroom Size (Public Housing Only)			Based on fiscal year 09-10
0 BR	16	%	
1BR	78	%	15
2 BR	320	%	1
3 BR	146	%	9
4 BR	0	0	
5 BR	0	0	
5+ BR	NA	NA	

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

As of April 2, 2010

- ☐ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing

X **Public Housing Site-Based** or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

Hanover	# of families	% of total families	Annual Turnover
Waiting list total	164		
Extremely low income <=30% AMI	122	74%	
Very low income (>30% but <=50% AMI)	38	23%	
Low income (>50% but <80% AMI)	3	2%	
Families with children	149	91%	
Elderly with children	3	2%	
Handicap/Disabled	23	14%	
Race/ethnicity white	132	80%	
Race/ethnicity Black	24	15%	
Race/ethnicity Indian	2	1%	
Race/ethnicity Asian	0	0%	
Race/ethnicity Hispanic	36	22%	
Race/ethnicity Hawaiian/Other	1	<1%	
Race/ethnicity Multi Racial/Declined to report other	5	3%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	10		
1BR	0	0	0
2 BR	99	%	4
3 BR	58	%	1
4 BR	0	0	
5 BR	0	0	
5+ BR	NA	NA	

Is the waiting list closed (select one)? X No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

Housing Authority of the City of York's Agency Plan

ATTACHMENT K

Progress the HACY has made in meeting the goals and objectives described in the previous 5-Year Plan (10-1-2005 through 9-30-10).

Goals/Strategies in the 5 Year Plan	Progress in Meeting Goals	Comments
<p>The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation.</p> <p>HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.</p> <p>1. PHA Goal: Expand the supply of assisted housing</p> <p>Objectives:</p> <ul style="list-style-type: none"> a. Apply for additional rental vouchers: 150, subject to availability and it being economically feasible. b. Retain the level of vouchers currently administered by the YHA, subject to it being economically feasible. c. Reduce public housing vacancies if necessary to maintain an occupancy goal of 97% or better. Implement strict screening criteria for admissions; increase awareness of services for residents in jeopardy of eviction. d. Leverage private or other public funds to create additional housing opportunities: Create 50 additional housing opportunities by 2010, subject to funding availability. e. Acquire or build housing units (rental or homeownership): 25, subject to funding availability. f. Assist Creating Opportunities in Neighborhood Environments, Inc. (CONE) in the development of affordable housing. g. Collaborate with other developer's of affordable housing where the housing being developed will assist applicants on the Housing Authority's Public Housing and Housing Choice 	<ul style="list-style-type: none"> a. Applied for vouchers to assist non-elderly disabled - lost lottery selection; Applied for 29 Shelter Plus Care Subsidies - Approved; Applied for Family Unification - denied b. YMCA SRO reduced from 56 to 45. All other vouchers were retained. c. During 5 year period, occupancy reached 99% plus for most months, but reduced to 98% at end of 5 year period. d. See Below. 46 LIHTC homes in Springettsbury Twp.; 24 homes for sale in Dover Township. e. Built 24 homes for first-time buyers in Dover Township. See more below. f. Assisted in the developed Waverly Court. YHA contracts to provide management and social services for this site. g. Developed with goal being able to assist applicants waiting on YHA program wait lists. Targeted those applicants as method of Affirmative marketing. Receive information from other affordable housing providers and shared with 	<ul style="list-style-type: none"> a. Succeeded in receiving 29 additional vouchers. b. Net increase of 18 vouchers c. Met and exceeded goal d. Added 70 affordable homes during this 5 year period. See more below. e. See above. f. YHA received revenue from the development equal to its costs. g. No comment

<p>Voucher Program_wait lists.</p> <ul style="list-style-type: none"> h. Continue to investigate opportunities to expand YHA housing programs to provide transitional housing through a public / private collaboration. i. Collaborate to expand housing opportunities for the mentally and / or physically disabled. <p>2. PHA Goal: Improve the quality of assisted housing Objectives:</p> <ul style="list-style-type: none"> a. Maintain quality public housing management: (PHAS score) 85% or better b. Maintain a voucher management (SEMAP) score of 85% or better. c. Increase customer satisfaction: <ul style="list-style-type: none"> ▪ Improve communication with residents and vendors ▪ Expand written materials regarding housing programs and services available to include, among other things, a website with the ability for interested persons to complete and submit applications for our programs ▪ Continue to train staff on customer satisfaction importance and techniques ▪ Monitor the level of customer satisfaction and provide additional training as needed. d. Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) <ul style="list-style-type: none"> ▪ Amend job descriptions and overall staffing to meet the current and projected needs of the Authority. ▪ Improve and maintain technical support. ▪ Continue staff training on: Applicable regulations, management skills, technical skills-including Computer Mainframe software. ▪ Improve average unit turnaround time to 30 	<p>applicants.</p> <ul style="list-style-type: none"> h. Need to expand transitional housing has been less significant based on community expression. Continued to give preference to public housing applicants who are ready for permanent housing, thereby freeing up the transitional housing for those in need. i. Received Shelter Plus Care subsidies - 29. <ul style="list-style-type: none"> a. Scores ranged from 90% to 96% - High Performer each of the 5 years!! b. Scored 100% for FYE 9-30-10; > 85% each year. c. <ul style="list-style-type: none"> ▪ No specific measurement; except overall complaints were down, until 2009-10 when economy peaked desperation. ▪ Website completed; brochures update; video in lobby are among improvements in improving materials. Increased Spanish documents. Implemented Landlord access with Section 8 Landlords having on-line access to account information & monthly payments being deposited in a timely manner vs. paper checks. ▪ Conducted training a minimum of two times during 5 year period. ▪ Planned; not complete in this year. Staff vacancies and new computer hardware made this difficult to complete. d. <ul style="list-style-type: none"> ▪ Various amendments were made; Asset Management was accomplished by end of period, 9-30-10. ▪ New Computer Software program - difficult to transition. Computer support increased; On-base document imaging has been helpful in ease of locating documents and overall efficiency. 	<ul style="list-style-type: none"> h. Will continue to monitor need. i. Successful; however, additional need exists based on numbers in our public housing <ul style="list-style-type: none"> a. Met and exceeded Goal. b. Met and exceeded Goal. c. Accomplished; Could improve and will work to improve. <ul style="list-style-type: none"> d. Successful; Will continue to work to improve. Ongoing.
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<p>days, minimum.</p> <ul style="list-style-type: none"> ▪ Increase public housing rents collected by 5%. ▪ Maintain the public housing occupancy rate of 97% or better. ▪ Achieve and maintain a Section 8 lease-up rate of 97% or better. ▪ Improve marketability of the public housing program, as measured by the reduction in housing offer refusals and the wait list demographics. ▪ As required under all programs the Authority administers, update policies and procedures to comply with regulations and laws. This shall include but not be limited to proposed amendments to the Housing Choice Voucher (Section 8) Program and the Public Housing Program if the State and Local Housing Flexibility Act of 2005 is adopted and to the Public Housing Program to address new regulation on project-based accounting and management. <p>e. Renovate or modernize public housing units in accordance with capital needs subject to the availability of funds.</p> <p>f. Monitor the need to demolish or dispose of obsolete public housing at Codorus Homes and Parkway Homes sites. Prepare Demolition or Disposition Plans as required, and obtain necessary approvals. Apply for funding, if available under the HOPE VI or similar program.</p> <p>g. Provide replacement public housing or mixed use housing, if public housing units are demolished or disposed of, subject to availability.</p>	<ul style="list-style-type: none"> ▪ Trained heavily on new computer software, document imaging; Asset Management. ▪ Ave. increased from 31 days 2005 to 47 days 2010. ▪ Rents \$3,418,663 in 2010 compared to \$2,950,260 in 2005, an increase of \$468,403, 16%. ▪ 99% occupancy for most of 5 years, transitioning in last year to 98%. ▪ Reached 99% during this 5 year period, declining to 95% in the last fiscal year. ▪ Housing offer refusals reduced slightly; wait list is long, we think due to economic conditions and closure of Section 8 list. Established Site based lists, so know that County units are desirable. City, not as much. ▪ Updated as needed. Could improve on Public Housing policy amendments. The State and Local Housing Flexibility Act of 2005 never materialized. Completed Project Based accounting and management (asset management). <p>e. While backlog of need exists due to lack of funding; public housing units are in satisfactory condition, achieving high REAC scores. Successful in use of Stimulus Capital Funds to improve neighborhoods in addition to taking care of some backlog.</p> <p>f. Continued to monitor need to demolish homes along creek in Codorus Homes. Received report through contract with engineer. Two units were taken off rent rolls effective 9-30-10; Parkway demo delayed due to lack of funding - continues to be set back in Capital Fund plan; HOPE VI was not viable for our Codorus Homes site.</p> <p>g. n/a - none demolished or disposed of this 5 year period.</p>	<p>e. We remain proud of the condition of our public housing units. Neighborhood appearance is important to us.</p> <p>f. Ongoing work. Monitored need throughout. Will demolish in next 5 years. Disappointed about HOPE VI; did apply for various funding to improve Codorus neighborhood. City approved \$200,000 in HOME funds to develop housing replacement options.</p> <p>g. n/a</p>
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<p>h. Provide replacement vouchers if public housing units are demolished or disposed of and replacement public housing is not available.</p> <p>i. Adopt policy and procedures which take into consideration, due to reduction in funding and increased expenses, the overall efficiency of the programs while meeting the needs of the clients we serve.</p> <p>3. PHA Goal: Increase assisted housing choices Objectives:</p> <p>a. Provide voucher mobility counseling: Pre-counsel all voucher holders. Provide additional counseling for those expressing a need.</p> <p>b. Conduct outreach efforts to potential voucher landlords: Maintain or increase existing level of landlord participation. Outreach will be targeted to areas where there is no concentration of poverty.</p> <p>c. Increase voucher payment standards, as needed: Monitor annually, at minimum.</p> <p>d. Implement the voucher homeownership program in accordance with regulations.</p> <p>e. Implement public housing or other homeownership programs:</p> <ul style="list-style-type: none"> ▪ Annually, assess the feasibility of converting public housing to homeownership. ▪ Re-structure the Turnkey III Homeownership program in accordance with regulations to improve sales and transfer total ownership to Homeowner's Association by 9/2008. Consider use of site/units for collaborated effort to increase housing availability for the disabled. <p>f. Implement public housing site-based waiting lists, if and where determined feasible.</p> <p>g. Convert public housing to vouchers, if determined appropriate. (At this time, 5/2005, the average cost to administer a voucher (HAP</p>	<p>h. n/a - none demolished or disposed of this 5 year period.</p> <p>i. On going funding restrictions while increase in federal unfunded mandates. Considered during each Agency Plan preparation.</p> <p>a. Provided throughout period as confirmed under annual Section 8 Assessments.</p> <p>b. Began Landlord Access - direct deposit so there is no delay in payments and on-line information on accounts. Began newsletters to landlords, but had to put on hold due to staff shortages. 40% of assisted units in County, this figure hasn't changed significantly throughout period.</p> <p>c. Have increased, and then decreased slightly due to funding levels. Followed HUD regs. Monitor annually.</p> <p>d. Have worked on; however, there have been no purchases under this program. Have been Successes under Family Self-Sufficiency Program with 18 buying homes.</p> <p>e.</p> <ul style="list-style-type: none"> ▪ Done; due to list of ph applicants; elected not to convert ph to homeownership. Current economy requires affordable rentals. ▪ In beginning of period, had collaborated with several non-profit housing entities in efforts to sell 16 Turnkey homes; current collaborations include use of Youthbuild to renovate. Have been more aggressive in leasing in 2009-10. Current economy is attractive for lease to own vs. immediate sale. <p>f. Northern York County and Hanover were in place. Added Stony Brook Manor, Springfield Apts., Wrightsville, and Southern York County. - Successful -established wait lists.</p> <p>g. Monitored 2 times during the five year period. At end of 5 year period, the costs were more equal. However, believe the policies of public housing are attractive and wait list</p>	<p>h. n/a</p> <p>b. The number of participating landlords grew by 55 in past year to 749.</p> <p>Large wait lists in County sites, so large that today's applicant may not be assisted for 5+ years.</p> <p>The information above is one of several factors that encourage us to maintain as public housing at this time.</p>
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<p>and administration) exceeds the average cost to a operate public housing unit.)</p> <p>h. Collaborate with public and private partners in an effort to increase homeownership in the City and County of York by households with incomes at or below 80% of area median income.</p>	<p>shows continued need to administer program.</p> <p>h. Collaborated with Affordable Housing Options, local Farmer's Home Administration, and Federal Home Loan Bank to create 24 homes in Dover Township - 8 for 60-80% of AMI; 11 at 50-60% of AMI, and 5 at < 50% of AMI. Collaborate with CONE and YWCA to develop 25 for-sale owner occupied homes in Olde Towne East; 4 homes in process as of 9-30-10.</p>	<p>Timing of Dover Twp. project proved to be more costly than planned due to increase in prices; Work on Olde Towne East homes has been costly, would be too much for typical buyer.</p>
<p>HUD Strategic Goal: Improve community quality of life and economic vitality</p> <p>1. PHA Goal: Provide an improved living environment</p> <p>Objectives:</p> <p>a. Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments: increase the number of households with incomes above 60% of area median income by 20 % over the existing level in developments with 75 or more units. Where possible, increase should be due to increased earnings of existing residents in their effort to achieve self-sufficiency.</p> <p>b. Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments, if any.</p> <p>c. Implement public housing security improvements:</p> <ul style="list-style-type: none"> ▪ Monitor all sites on an ongoing basis for needed physical security improvements. ▪ Complete improvements, subject to funding availability. ▪ Provide contract police and security service patrols of sites determined to be at risk. ▪ Improve compliance by residents to not break security breaches. <p>d. Designate developments or buildings for</p>	<p>a. Used de-concentration analysis tool each year, which shows that incomes fluctuated up and down over the past 5 years. One site started with all incomes well below average and by the end of the 5 years incomes well exceeded average. Dwelling rental is based on income, and it increased by \$468,403.00, or 16% between 2005 and 2010.</p> <p>b. Throughout period, gave preference based on income ranges. Each year, assessed income levels at each site and did not have a concentration of low or higher income to a degree that caused any concern.</p> <p>c.</p> <ul style="list-style-type: none"> ▪ Ongoing. ▪ City installed shot spotters; improved cameras at Jefferson Center, Broad Park Manor & other elderly sites. ▪ Provided as available. Contracted for overtime detail in city family sites. ▪ Developed Criminal Activity Policy and implemented; provided on-going instructions in secure buildings. <p>d. Insufficient Elderly on wait list; will continue to work on.</p>	<p>Has been as successful as possible considering the economic climate.</p>

<p>particular resident groups (elderly, persons with disabilities). Review feasibility bi-annually.</p> <p>e. Apply for rental subsidies, when available and eligible, to control the level of non-elderly disabled in buildings initially constructed for elderly.</p> <p>f. Collaborate wherever possible with other agencies/providers to improve the quality of life in all communities within and surrounding our public housing developments.</p> <p>g. As best possible, subject to public housing occupancy being at or above 98.5%, accommodate transfer needs of residents due to household size within 18 months of the need, in accordance with the Authority's transfer policy.</p>	<p>Set funds aside in 2010 Capital fund to contract for assistance.</p> <p>e. n/a</p> <p>f. Have various partners - York College, York Arts, Martin Library, 4-H, Girl Scouts, budget counseling, local churches, etc. to mention a few. Through the public housing preferences, admitted 7 families transitioning from bridge housing programs; and 1 through the Nursing Home Transition Program.</p> <p>g. Transferred as best possible when occupancy was at or above 98.5%. In FYE 9-30-10, 10 accommodation transfers were completed and 6 transfers were for occupancy needs.</p>	
<p>HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals</p> <p>1. PHA Goal: Promote self-sufficiency and asset development of assisted households</p> <p>Objectives:</p> <p>a. Increase the number and percentage of employed persons in assisted families: increase by 10% (66) of the existing number of family members employed (663 of 2321) by 9/30/07, and 15% (99) by 9/30/09.</p> <p>b. Provide or attract supportive services to improve assistance recipients' employability: maintain or increase existing level of services, subject to funding availability.</p> <p>c. Provide or attract supportive services to increase independence for the elderly or families with disabilities.</p> <ul style="list-style-type: none"> ▪ Collaborate with local agencies in the provision of services ▪ Strive to develop/convert a portion of the 	<p>a. While statistics for 2007 are unavailable due to computer conversion, by 2009 there were 745 persons employed, an increase of 148 or 24.7% compared to the goal of 15%.</p> <p>b. Administered the Family Self-sufficiency programs throughout the 5 year period. Programs at Jefferson Computer Center, Budget Counseling, GED, Driver's Ed.</p> <p>c.</p> <ul style="list-style-type: none"> ▪ Ongoing. AAA, CILO, Mental Health services, etc. ▪ Incomplete. Still interested in doing this. 	

<p>existing public housing into an assisted living facility.</p> <ul style="list-style-type: none"> ▪ Apply for funding as it becomes available for the provision of services. 	<ul style="list-style-type: none"> ▪ Partnered with White Rose Senior Center resulting in case management services for 3 years. Obtained additional 3 years of funding for two Service Coordinators to work at elderly sites. 	
<p>HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans</p> <p>1. PHA Goal: Ensure equal opportunity and affirmatively further fair housing</p> <p>Objectives:</p> <ul style="list-style-type: none"> a. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: b. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: c. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. 	<ul style="list-style-type: none"> a. Accept applications from everyone and process those applications according to the HUD approved and YHA adopted policies without regard to these protected classes. b. Completed. Believe that suitable living environments were offered to everyone without regard to these classes. c. Completed. Believe that accommodations were made based on housing the Authority had available to offer, regardless of unit size needed. 	